



City of San Marcos

Regular Meeting Historic Preservation Commission February 6, 2020, 5:45 PM City Hall, Council Chambers 630 East Hopkins Street San Marcos, Texas

The Historic Preservation Commission may adjourn into executive session to consider any item on the agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made on the basis for the Executive Session discussion. The Historic Preservation Commission may also publicly discuss any item listed on this agenda for Executive Session.

I. Call To Order

II. Roll Call

III. 30 Minute Citizen Comment Period: *Each speaker signed up prior to the meeting being called to order will be called in order of sign-up, and will allowed three minutes to speak about items posted or not on the agenda.*

MINUTES

1. Consider approval, by motion, of the January 2, 2020 regular meeting minutes.

PRESENTATION

2. Receive a presentation from the Texas Historical Commission's Certified Local Government Specialist Maria Mougridis regarding Historic Design Review.

DISCUSSION ITEMS

3. Potential expansion of the two National Register of Historic Places Districts: Hays County Courthouse Historic District and Belvin Street Historic District, and provide direction to staff.
4. Potential expansion of the Downtown Historic District, and provide direction to staff.
5. Requirement under the San Marcos Development Code to provide personal notice of the consideration of a zoning related application, including an application for a certificate of appropriateness, to the owners of property within 400 feet of the property subject to the application, and the implications of such requirement for the commission, and provide direction to staff.

6. Update from staff on the local landmark initiative letter of interest.

IV. FUTURE AGENDA ITEMS

Board Members may provide requests for discussion items for a future agenda in accordance with the board's approved bylaws. *(No further discussion will be held related to topics proposed until they are posted on a future agenda in accordance with the Texas Open Meetings Act.)*

V. Question and Answer Session with Press and Public.

This is an opportunity for the Press and Public to ask questions related to items on this agenda.

VI. Adjournment

Notice of Assistance at the Public Meetings

The City of San Marcos is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. If requiring Sign Language Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Individuals who require auxiliary aids and services for this meeting should contact the City of San Marcos ADA Coordinator at 512-393-8000 (voice) or call Texas Relay Service (TRS) by dialing 7-1-1. Requests can also be faxed to 855-461-6674 or sent by e-mail to ADArequest@sanmarcostx.gov.

For more information on the Historic Preservation Commission, please contact Alison Brake, Historic Preservation Officer and Planner at 512.393.8232 or abrake@sanmarcostx.gov.



CITY OF SAN MARCOS

Meeting Minutes

Historic Preservation Commission

Thursday, January 2, 2020

5:45 PM

City Council Chambers

I. Call To Order

With a quorum present the regular meeting of the San Marcos Historic Preservation Commission was called to order at 5:45 p.m. on Thursday, January 2, 2020 in the City Council Chambers, City Hall, 630 East Hopkins Street, San Marcos, Texas.

II. Roll Call

Present 5 – Commissioner Spell, Commissioner Dake, Commissioner Holder, Commissioner Perkins, and Commissioner Arlinghaus

Absent 0

III. 30 Minute Citizen Comment Period:

No one spoke. Chair Spell closed the Citizen Comment Period.

MINUTES

1. Consider approval, by motion, of the December 5, 2019 regular meeting minutes.

Chair Spell stated that he had one correction to make regarding who adjourned the meeting. He stated the minutes should reflect that he adjourned it and not Vice Chair Dake.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the minutes as amended. The motion carried by the following vote:

For: 5 – Commissioner Spell, Commissioner Dake, Commissioner Arlinghaus, Commissioner Holder, and Commissioner Perkins

Against: 0

ACTION ITEMS

2. Consideration of Recommendation Resolution 2020-01RR, recommending the City Council amend the structure of the Historic Preservation Commission.

Staff presented the resolution to amend the structure of the Commission in order to widen the pool of applicants with a goal of having a full Commission.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Dake to approve Recommendation Resolution 2020-01RR. The motion carried by the following vote:

**For: 5 – Commissioner Spell, Commissioner Dake, Commissioner Perkins,
Commissioner Holder, and Commissioner Arlinghaus**
Against: 0

PUBLIC HEARINGS

- 3. HPC-20-01 (916 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Marjorie Costello to allow the installation of a privacy fence along the side and rear property lines.**

Chair Spell opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the Secretary of the Interior Standards as well as the San Marcos Development Code and recommended approval of the request as submitted.

No one in favor or in opposition spoke. The applicant was not available for questions. There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder to approve the request as it met the criteria of the San Marcos Development Code and is consistent with the Historic Design Guidelines and the Secretary of the Interior Standards. The motion carried by the following vote:

**For: 3 – Commissioner Spell, Commissioner Holder, and Commissioner
Arlinghaus**
Against: 1 – Commissioner Perkins
**Recused: 1 – Commissioner Dake (recused herself to avoid the appearance of
impropriety as she owns property within the 400' notification buffer)**

- 4. HPC-20-02 (904 West San Antonio Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Susan Castellow to allow the replacement of the existing composition shingle roof with a Galvalume standing seam metal roof.**

Chair Spell opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the Secretary of the Interior Standards as well as the San Marcos Development Code and recommended approval of the request as submitted.

No one in favor or in opposition spoke. The applicant made themselves available for questions. There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve the request as submitted as the request met the criteria of the San Marcos Development Code and is consistent with the Historic Design Guidelines and the Secretary of the Interior Standards. The motion carried by the following vote:

**For: 5 – Commissioner Spell, Commissioner Dake, Commissioner Perkins,
Commissioner Holder, and Commissioner Arlinghaus**
Against: 0

5. HPC-20-03 (704 West Hopkins Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Matt Akins to allow the installation of four plastic rainwater collection tanks and an illuminated freestanding metal sign on the property.

Chair Spell opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the Secretary of the Interior Standards as well as the San Marcos Development Code and recommended approval of the request as submitted.

Diana Baker, 727 Belvin Street, spoke in opposition to the sign. She stated that approving the sign would be a slippery slope and lead to the detriment of the neighborhood. She said that this was not a commercial block.

Amy Meeks, stated she lives in Willow Creek, spoke in opposition to the sign. She stated that she was fine with the request for the rain barrels as long as they were not visible from the street. She applauded the applicant for proposing to screen them. She explained that she was on the Commission when the Merle Norman sign was approved and the compromised reached then was that the lights would cut off by a certain time. She agreed with Ms. Baker that allowing the sign would be a slippery slope.

Forrest Fulkerson, stated that he lives in the neighborhood, stated that a bed and breakfast was not a commercial business and asked the Commission to protect the historic district by not allowing the sign.

There were no further questions and Chair Spell closed the public hearing.

Discussion ensued.

A motion was made by Commissioner Arlinghaus, seconded by Commissioner Holder, to approve the installation of four plastic rainwater collection tanks with the condition that screening of the collection barrels is provided as shown in the rendering provided by the applicant. The motion carried by the following vote:

**For: 4 – Commissioner Spell, Commissioner Dake, Commissioner Holder,
and Commissioner Arlinghaus**
Against: 0
Recused: 1 – Commissioner Perkins (recused himself to avoid the appearance of

impropriety as a person related to him in the first degree owns property within the 400' notification buffer)

A motion was made by Commissioner Spell, seconded by Commissioner Arlinghaus, to postpone action regarding the installation of an illuminated metal sign on the property. The motion carried by the following vote:

For: 4 – Commissioner Spell, Commissioner Dake, Commissioner Holder, and Commissioner Arlinghaus

Against: 0

Recused: 1 – Commissioner Perkins (recused himself to avoid the appearance of impropriety as a person related to him in the first degree owns property within the 400' notification buffer)

- 6. HPC-20-04 (117 North Guadalupe Street) Hold a public hearing and consider a request for a Certificate of Appropriateness by Kathryn Welch, on behalf of Melissa Hodgkins, to allow the installation of a new attached sign and a new hanging sign.**

Chair Spell opened the public hearing.

Alison Brake gave a presentation outlining the request. She concluded that Staff found the request met the criteria of the Historic Design Guidelines and the San Marcos Development Code and recommended approval of the request as submitted.

No one in favor or in opposition spoke. The applicant made themselves available for questions. There were no further questions and Chair Spell closed the public hearing.

A motion was made by Commissioner Perkins, seconded by Commissioner Arlinghaus, to approve the request as submitted as the request met the criteria of the San Marcos Development Code and is consistent with the Historic Design Guidelines. The motion carried by the following vote:

For: 5 – Commissioner Spell, Commissioner Dake, Commissioner Holder, Commissioner Arlinghaus, and Commissioner Perkins

Against: 0

DISCUSSION ITEMS

- 7. Potential expansion of the Downtown Historic District, and provide direction to staff.**

The Commission discussed the recommendation from My Historic SMTX to expand the Downtown Historic District. The recommended expansion would encompass properties along both North and South LBJ Drive.

The Commission provided direction to keep this item on future agendas. The Commission would like to see the recommendations from the recent historic resources survey incorporated into the Comprehensive Plan Update.

8. Proposed scope from Winter and Company for Downtown Design Standards and Guidelines, and provide direction to staff.

Staff discussed the proposed scope from Winter and Company. Staff explained that City Council directed them at their December 17, 2019 Work Session to bring the scope to the Commission before City Council approved it. Mrs. Mattingly, Director of Planning and Development Services, stated that the scope was proposed to be brought back to City Council on January 21, 2020.

The Commission provided direction to include the HPC and ZBOA as part of the joint meeting with City Council and P&Z within the scope of services. The Commission also would like to include a review of previous recommendations from Winter and Company's prior contract within the scope.

FUTURE AGENDA ITEMS

The Commission requested the following items be placed on a future agenda for discussion:

1. Commissioner Perkins requested that a discussion item be placed on an agenda to discuss the potential expansion of the two National Register of Historic Places Districts: Hays County Courthouse Historic District and Belvin Street Historic District.
2. Commissioner Duke requested that a discussion item be placed on an agenda to discuss the 400' Notification Buffer.
3. Commissioner Holder requested an update on the letters of interest that were mailed as part of the local landmark initiative.

Questions and Answer Session with Press and Public.

Diana Baker, 727 Belvin Street, asked if the HPC originally initiated the Downtown Architectural Standards Project and who on staff approved it. She also wanted to know if citizens have any voice when it comes to an unwanted sign. Staff stated they would get an answer to her.

Amy Meeks, Willow Creek, asked what section stated that the sign in an MF-12 zoning district was allowed. Staff stated they would research and get an answer to her.

THERE BEING NO FURTHER BUSINESS, CHAIR SPELL DECLARED THE MEETING ADJOURNED AT 7:50 P.M.

Griffin Spell, Chair

ATTEST:

Alison Brake, Historic Preservation Officer and Planner



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: January 13, 2020
RE: **AGENDA ITEM 3: POTENTIAL EXPANSION OF EXISTING NATIONAL REGISTER OF HISTORIC PLACES HISTORIC DISTRICTS**

At the January 2 regular meeting, Commissioner Perkins requested that an item be placed on the agenda to discuss the potential expansion of the existing National Register of Historic Places (NRHP) listed districts: Hays County Courthouse Historic District and Belvin Street Historic District. Section IX.A.5 of First Phase Recommendations in *My Historic SMTX* discusses expanding the NRHP-listed district boundaries to match the local district boundaries. This section of the survey along with maps indicating the NRHP-listed district and local historic district boundaries have been attached for discussion.

The Hays County Courthouse Historic District was listed on the NRHP on September 10, 1992. The boundary corresponds to the locally designated Downtown Historic District but does not include the former San Marcos Fire Station and City Hall at 224 North Guadalupe Street, a two-part commercial block building at 202 East San Antonio Street, and a one-part commercial block building at 101 West San Antonio Street; these properties are included in the local district. The Belvin Street Historic District was listed on the NRHP on December 1, 1983 and consists of 21 properties. The district is considerably smaller than the locally designated Belvin Street Historic District; contained to the 700-900 blocks. The local district is bounded, roughly, by Scott Street to the north, Bishop Street to the south, Burleson Street to the west, and Hopkins Street to the east. A map showing both the local and the NRHP-listed historic districts has been attached. Registration and nomination forms for both NRHP-listed districts are included to help facilitate discussion.

Staff spoke with Greg Smith, National Register Coordinator, with the Texas Historical Commission (THC) on the steps to expand existing NRHP-listed historic districts. He stated that boundary expansion follows the same regulations and processes for nominating new districts, except that only property owners within the newly-added areas have the opportunity to object to listing. The process generally involves a review by THC staff, the State Board of Review, and submission to the National Park Service. As in any nomination, someone has to initiate the process. Mr. Smith stated that this could be by anyone and could begin with a letter of intent to the THC that lays out the proposed boundary change. He will then review the nomination for expansion and make

recommendations regarding a revised boundary, including whether THC thinks the boundary merits any change at all.

As with any designation process, staff recommends a proactive approach and working with property owners through the designation.

those areas closest to downtown and Texas State University that have the greatest potential threat from new commercial and residential development. This includes the potential expansions of the Lindsey-Rogers and San Antonio Street Historic Districts as well as the creation of the new Harvey Street Local Historic District. It is recommended that the City work closely with property owners within these priority areas to solicit interest and participation in the potential district designation process.

IX.A.5. National Register District Designations

Of the city's seven local historic districts, only two are currently NRHP-listed districts: Hays County Courthouse Historic District and Belvin Street Historic District. The NRHP-listed Belvin Street Historic District, however, is much smaller than the locally designated Belvin Street district and only includes the 700–900 blocks. The five additional local historic districts of Dunbar, San Antonio Street, Hopkins Street, Burleson Street, and Lindsey-Rogers, as well as the remainder of the Belvin Street Local Historic District, are recommended potentially NRHP eligible under Criteria A and C in the areas of architecture and community development. These historic neighborhoods reflect the evolution of housing and residential development in central San Marcos from the mid-nineteenth through the mid-twentieth centuries. The architecture includes a wide variety of styles and building types from elaborate Victorian-era designs to modest vernacular housing associated with the historically African American Dunbar neighborhood. Potential NRHP district nominations should take into consideration the proposed expansions of the local residential historic districts when determining potential district boundaries.

IX.A.6. Communication Process with Governmental Entities Disposing of Surplus Property

It is recommended that an early, proactive communication process be established between the City and governmental entities disposing of surplus property, including Hays County, the San Marcos Consolidated Independent School District, and other governmental, institutional, and educational organizations. This process could allow the City to notify agencies about current historic designations, if applicable, and *potentially* significant historic resources prior to public auction or bidding and could facilitate potential preservation or rehabilitation alternatives to demolition.

IX.B. Second Phase Recommendations

IX.B.1. Creation of Local Tax Credit and Incentives for Local Designation

The City of San Marcos does not currently offer a tax incentive for local historic landmark or district designation. It is strongly recommended that the City develop financial incentives, such as tax credits or tax abatements, to encourage local historic designation and to stimulate restoration and rehabilitation of historic buildings. Austin and San Antonio both offer tax incentives for local historic designation, and the City of San Marcos should look to those and other Texas cities for examples of tax incentive programs for historic properties. Tax incentives can involve a tax reduction or freeze of portions of local property taxes for new local landmarks and local historic districts for a specific period of time or for perpetuity. Some communities also offer a similar tax incentive for substantial rehabilitation that is done in compliance with local preservation ordinances and COA approval. Additional financial incentives for designated local landmarks and local historic districts could include reduced or waived building and signage permit fees.

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form



This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Hays County Courthouse Historic District

other names/site number N/A

2. Location

street & number Roughly bounded by the alleys behind N. Guadalupe, E. Hopkins, N. LBJ and E. San Antonio streets ☒ not for publication

city or town San Marcos ☒ vicinity

state Texas code TX county Hays code 209 zip code 78666

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this ☒ nomination ☐ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property ☒ meets ☐ does not meet the National Register criteria. I recommend that this property be considered significant ☐ nationally ☐ statewide ☒ locally. (☐ See continuation sheet for additional comments.)

Stephen J. Munnell 6 Aug. 1992
Signature of certifying official/Title Date

State Historic Preservation Officer, Texas Historical Commission
State of Federal agency and bureau

In my opinion, the property ☐ meets ☐ does not meet the National Register criteria. (☐ See continuation sheet for additional comments.)

Signature of certifying official/Title Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- ☒ entered in the National Register.
☐ See continuation sheet.
- ☐ determined eligible for the National Register.
☐ See continuation sheet.
- ☐ determined not eligible for the National Register.
- ☐ removed from the National Register.
- ☐ other, (explain): _____

Signature of the Keeper

Delores Byers

Entered in the
National Register

Date of Action

9/10/92

Hays Co. Courthouse H.D.
Name of Property

Hays County, Texas
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- ☒ private
☒ public-local
☐ public-State
☐ public-Federal

Category of Property
(Check only one box)

- ☐ building(s)
☒ district
☐ site
☐ structure
☐ object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
25	15	buildings
0	0	sites
0	0	structures
1	0	objects
26	15	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

**Number of contributing resources previously listed
in the National Register**

Historic Resources of San Marcos Multiple
Resource Group

5

6. Function or Use

Historic Functions
(Enter categories from instructions)

Government: Courthouse
Commerce/trade: Business/Professional/
Restaurant/Department Store

Current Functions
(Enter categories from instructions)

Government: Courthouse
Commerce/trade: Business/Professional/
Restaurant/Department Store

7. Description

Architectural Classification
(Enter categories from instructions)

Late Victorian; Classical Revival;
Prairie School

Materials
(Enter categories from instructions)

foundation stone, concrete
walls brick, stone, stucco

roof metal, asphalt
other cast iron, marble, wood

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets 7-1 through 7/8-11.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 1

Hays County Courthouse Historic District
San Marcos, Hays County, TX

Description:

The Hays County Courthouse Historic District is at the historic center of San Marcos in the rolling hills of south central Texas. The district includes a cohesive collection of late 19th and early 20th century commercial and governmental buildings encompassing a county courthouse and the four blocks that surround it. The streets follow the cardinal directions. The focal point of the district is the 1908 Hays County Courthouse, a 3-story brick Classical Revival building, which establishes the architectural milieu of the district. The majority of buildings were constructed in the traditions of late Victorian, Classical Revival, and Prairie School design. With the exception of the courthouse, the buildings originally functioned as commercial entities. A total of 26 properties (25 buildings and one object) comprising 63 percent of the district are classified Contributing elements. Fifteen properties are considered Noncontributing.

San Marcos (1990 population 34,356) serves as county seat for Hays County and is in the central southeastern portion of the county. The Balcones Escarpment traverses this south central Texas county dividing it into hilly ranch country to the northwest and agricultural plains to the south and east. Numerous springs and creeks flow through the county in a generally southeast direction; the largest of these, the San Marcos River, is approximately one-third mile east of the district.

The Hays County Courthouse Historic District covers parts of seven city blocks in the commercial heart of San Marcos (see district map). On the north and south the district boundaries follow alleys, on the east and west they follow property lines. Farm to Market Road 2439 (East Hopkins Street) runs east-west through the district on the north side of the courthouse square. East San Antonio Street runs east-west on the south side and both North Lyndon B. Johnson Drive on the east and North Guadalupe Street on the west run north-south transverse the district.

The topography of the district is flat on the north and slopes gently toward the south. A network of underground springs flows beneath the community, including this area. The near level topography combined with the gridiron street pattern make the 3-story Hays County Courthouse the centerpiece of the square, visible from all approaches and rising above the surrounding 1- and 2-story commercial buildings (see Photograph 1). Vegetation in the district is mostly confined to the ample, octagonal courthouse lawn, where mature pecan trees predominate. Minimal low plantings encircle the perimeter of the courthouse and sidewalks radiate from the north and south courthouse entrances. Just a few feet from the east facade of the courthouse is a monument that the local United Daughters of the Confederacy erected in 1907 (see Photograph 2).

The district is the most concentrated and intact collection of commercial historic buildings in the community. Although the areas outside the district boundaries maintain somewhat cohesive streetscapes, they suffer from intrusive new construction, vacant lots, and less distinctive design. As a collection, these buildings are similar in scale and massing and have uniform setbacks. One and 2-part commercial block buildings prevail around the square, they range in size from 1- to 3-stories, although 1- and 2-stories are most common. Most are rectangular, although a few are square in plan.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation SheetSection number 7 Page 2Hays County Courthouse Historic District
San Marcos, Hays County, TX

The store fronts have zero lot lines, while rear set backs are irregular; some were historically irregularly, while others have had additions for interior expansion. Almost all of the buildings are of masonry construction with brick storefronts that sometimes have stucco veneer. Stylistic influences are modest on most of the buildings in the district, but design elements and detailing point to late Victorian era, Classical Revival, and Prairie School influences.

One- and 2-part commercial block forms are the most common type of compositions seen on buildings in the district. The 1-part has only a single story, while a horizontal division into two definite zones distinguishes the 2-part prototype, the lower zone treated similarly to the whole of the 1-part commercial block. Although the zones may be alike, they are clearly separate and usually reflect interior functions. The lower zone acts as public space exposed to the street level with large display windows, while the upper zone includes more private space, like offices or hotel rooms, hidden behind rhythmic fenestration. In spite of their similar configurations, a steadily growing array of available materials--like various colored and textured bricks, terra cotta, and stucco--give the buildings diverse design expressions.

The earliest buildings in the district are vernacular, constructed of locally quarried limestone. These late 19th century buildings bear detailing that alludes to typical late Victorian era design elements such as segmental arched windows with hood molds and keystones, quoins, and corbelled parapets. The c. 1885 buildings at 127 East Hopkins Street (see Photograph 3 and 4) and 145 East Hopkins Street are illustrative of this type. Cast iron and pressed metal were applied to facades in the late 19th century. The 1893 building at 113 North Guadalupe Street (see Photograph 5, building at left) has a cast iron front, while the c. 1885 building at 110 East San Antonio Street (see Photograph 6) displays both cast iron and pressed metal. Just prior to and after the turn of the century classically influenced design took hold. For example, the 1908 courthouse and the 1909-1910 building at 102 North Lyndon B. Johnson Drive (see Photograph 7, corner building) feature giant order columns and prominent symmetrical treatment. Into the 20th century, buildings in the district took on modernistic design influences seen here as the Prairie School. The 1910 building at 216-218 North Guadalupe Street (see Photograph 8) and the 1915 building at 117 East Hopkins Street (see Photograph 9, left side) are representative of these architectural styles.

Although majority of interiors have been remodeled, some retain their historic character. Typically the first floor of a commercial building followed an open plan with retail space toward the front and offices and storage in the back. Second levels usually provided additional offices and storage space. The c. 1885 building at 127 East Hopkins Street (see Photograph 10) illustrates a fine local example of a late Victorian era interior with its wood floor, plaster walls, and pressed metal ceiling.

Within the district boundaries, 15 buildings are considered Noncontributing. Four buildings are of recent construction, such as the 1989 building at 100 East San Antonio Street and the 1962 building at 137 North Guadalupe Street (see buildings at the far right in Photographs 11 and 12, respectively). The remaining 11 Noncontributing buildings are historic buildings altered such that their integrity has been extensively compromised.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 7 Page 3

Hays County Courthouse Historic District
San Marcos, Hays County, TX

Some of those in the latter category could be reclassified as Contributing if sensitive restorations are successfully implemented.

The district retains all aspects of integrity: location, design, setting, materials, workmanship, feeling, and association. Property owners have maintained these buildings and most stand essentially unaltered since original construction. Recent rehabilitation work on some properties preserved significant interior and exterior features of these buildings.

Contributing--Contributing properties are those that contribute to or enhance the quality of the district's historic character. These properties are at least 50 years old and retain much of their original historic fabric. Most of the buildings are 1-, 2- or 3-stories in height and are of masonry construction. With the exception of the courthouse, these buildings were intended for commercial purposes, and most still serve this function or are vacant. Contributing properties retain a high degree of architectural integrity including but not limited to retention of character-defining features set during construction. Common changes include the removal of original windows and the installation of new ones. Although the replacement of these elements detracts from a building's historic character, in this district these changes are not appraised as extreme. Other changes include the installation of new store fronts, the replacement of original display windows and doors with aluminum sash equivalents, and the covering of transoms. Despite the negative effects these alterations may have, they generally do not destroy a building's overall architectural and historic integrity.

Noncontributing--Noncontributing buildings are those that detract from the historic character of the district; they include two groups of properties. Buildings that are less than 50 years old are classified Noncontributing because they do not meet minimum National Register criteria. As well, they generally are not compatible with the scale or materials that Contributing buildings exhibit. Other properties not eligible include buildings so severely altered that more than 50 percent of their historic fabric is no longer visible. Extreme examples are the c. 1900 building at 114-116 North Lyndon B. Johnson Drive (see Photograph 13) and the 1905 building at 101 East Hopkins Street (see Photograph 14) with their aluminum false fronts. As it presently stands, the building bears little cohesiveness with other masonry buildings in the district. In all likelihood, these buildings' original architectural features remain intact, but are completely obscured as was the case at the recently restored, 1909-1910 building at 102 North Lyndon B. Johnson Drive (see Photograph 7 and 15) or the 1906 building at 202 North Lyndon B. Johnson Drive (see Photograph 16 and 17, far right). If restored buildings such as these could be considered for reclassification as Contributing members of the district. In other cases historic buildings have been "modernized" with materials incompatible with the original historic fabric like the c. 1873 building at 139 and the c. 1885 building at 145 East Hopkins Street; changes such as these appear to be irreversible (see Photograph 18).

Hays Co. Courthouse H.D.
Name of Property

Hays County, Texas
County and State

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- ☐ **A** Property is associated with events that have made a significant contribution to the broad patterns of our history.
- ☐ **B** Property is associated with the lives of persons significant in our past.
- ☒ **C** Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- ☐ **D** Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations N/A
(Mark "x" in all the boxes that apply.)

Property is:

- ☐ **A** owned by a religious institution or used for religious purposes.
- ☐ **B** removed from its original location.
- ☐ **C** a birthplace or grave.
- ☐ **D** a cemetery.
- ☐ **E** a reconstructed building, object, or structure.
- ☐ **F** a commemorative property.
- ☐ **G** less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

(Enter categories from instructions)

Architecture

Period of Significance

1879-1942

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Page, C.H., Jr.

Thomas, Roy

Narrative Statement of Significance See Continuation Sheets 7/8-4 through 8-14.
(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

Bibliography

 See Continuation Sheet 9-15.

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

 N/A

- ☐ preliminary determination of individual listing (36 CFR 67) has been requested
- ☐ previously listed in the National Register
- ☐ previously determined eligible by the National Register
- ☐ designated a National Historic Landmark
- ☐ recorded by Historic American Buildings Survey

- ☐ recorded by Historic American Engineering
Record # _____

Primary location of additional data:

- ☒ State Historic Preservation Office
- ☐ Other State agency
- ☐ Federal agency
- ☐ Local government
- ☐ University
- ☒ Other

Name of repository:

Texas Historical Commission, Austin, TX
San Marcos Public Library, San Marcos, TX

Hays Co. Courthouse H.D.
Name of Property

Hays County, Texas
County and State

10. Geographical Data

Acreage of Property approx. 10 acres

UTM References

(Place additional UTM references on a continuation sheet.)

1	1 4	6 0 2 1 6 0	3 3 0 6 1 4 0
	Zone	Easting	Northing
2	1 4	6 0 2 4 6 0	3 3 0 6 1 8 0

3	1 4	6 0 2 2 0 0	3 3 0 5 9 2 0
	Zone	Easting	Northing
4	1 4	6 0 2 4 8 0	3 3 0 5 9 6 0

☐ See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

See Continuation Sheet 10-16.

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By (with assistance from Amy E. Dase, Historian, THC)

name/title Peter Flagg Maxson & Henry Hall Wagner, Jr., Architectural Historians

organization Hays County Historical Commission date Sept., 1991; June, 1992

street & number 601 W. 14th Street telephone 512/474-1912

city or town Austin state TX zip code 78701

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A **USGS map** (7.5 or 15 minute series) indicating the property's location.

A **Sketch map** for historic districts and properties having large acreage or numerous resources.

Photographs

Representative **black and white photographs** of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO.)

name (ownership information is on file in the National Register Programs office at the Texas Historical Commission)

street & number _____ telephone _____

city or town _____ state _____ zip code _____

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 *et seq.*).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reduction Projects (1024-0018), Washington, DC 20503.

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Hays County Courthouse Historic District
San Marcos, Hays County, TX

INVENTORY OF PROPERTIES

Address, category (Contributing or Noncontributing), date of construction (estimated or factual), photograph number (when applicable)

Description: Brief description of prominent physical and architectural features

Significance: Summary of historical associations and architectural integrity

Hays County Courthouse, Contributing, 1908, Photograph 1

Description: 3-story brick building on rusticated limestone foundation; cruciform plan with square 1962 addition at northwest corner; arched bays with pediments; entry portico with pediments; central copper dome; interior wood and iron beams.

Significance: This building replaced the 1882 F.E. Ruffini courthouse; Austin architects C.H. Page & Brothers designed this 1908 building; as well as several other Texas county courthouses; excellent local example of Classical Revival architecture; served and continues to function as center of local politics and government; designated Recorded Texas Historic Landmark 1974, listed in the National Register of Historic Places in 1980, designated State Archeological Landmark 1992; see the Hays County Courthouse nomination or the Historic Resources of San Marcos Multiple Resource Group nomination for further information.

Peter C. Woods Fountain, United Daughters of the Confederacy Monument, Contributing (object), 1907, Photograph 2

Description: Octagonal base supporting a Corinthian column with large ball on top.

Significance: Only historic monument on courthouse grounds; the Lone Star Chapter of the United Daughters of the Confederacy erected this object.

100 North Guadalupe Street, Contributing, c. 1890

Description: 1-story brick building; wide segmental arched transoms over display windows; pilasters peak at the corbelled cornice; clipped corner denotes main entrance; awning above.

Significance: Served as a dry goods store from 1890 to 1920s; intact local example of late Victorian era, 1-part commercial block building.

109 North Guadalupe Street, Noncontributing, c. 1890 (with late 20th century modifications)

Description: 1-story, 3-bay brick building; segmental arched windows, some now bricked; corbelled parapet.

Significance: Originally two separate buildings now interconnected; north side was a bakery in the 1930s; window enclosures severely compromise integrity of this 1-part commercial block building; rehabilitation according to Secretary of Interior's Standards for Rehabilitation could change status of building to Contributing.

113 North Guadalupe Street, Contributing, 1893, Photograph 5

Description: 2-story brick building with cast iron store front; display windows flank central door with awning and transoms above all; 2nd level has three 1/1 windows with segmental arches and corbelling above; cornice bears wood brackets and modillions; 2nd level identical to property at 117 North Guadalupe Street.

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Hays County Courthouse Historic District
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Significance: Intact local example of late Victorian era, 2-part commercial block building listed in the National Register of Historic Places in 1983; see Historic Resources of San Marcos Multiple Resource Group nomination for further information.

117 North Guadalupe Street, Contributing, c. 1893, Photograph 5

Description: 2-story brick building; modern street level display windows flank central door with awning above, transoms not apparent; 2nd level has six 1/1 windows with segmental arches and corbelling above; cornice bears wood brackets and modillions; 2nd level identical to property at 113 North Guadalupe Street.

Significance: Although the integrity of the street level has been compromised, the building retains enough integrity to be considered Contributing; good local example of a late Victorian era, 2-part commercial block form; in 1896 a bakery was on the south side and a grocery was on the north side.

125 North Guadalupe Street, Contributing, 1891

Description: 2-story brick building with cast iron store front; plate glass display windows flank central door, modern awning above, transoms not apparent; 2nd level has four 1/1 windows with segmental arches and decorative surrounds; cornice detailing includes mouse tooth brick work; parapet bears wood brackets and rinceau.

Significance: Finely detailed local example of late Victorian era, 2-part commercial building.

131 North Guadalupe Street, Noncontributing, c. 1930 (with late 20th century modifications), Photograph 12

Description: 2-story brick building with stone and stucco exterior surfaces; street level completely altered; 2nd level retains original fenestration; back of original building was removed and replaced.

Significance: Severe alterations to this former theater; although it is similar in massing and scale, changes in materials, design, and workmanship compromise the integrity of this building.

137 North Guadalupe Street, Noncontributing, 1962, Photograph 12

Description: 2-story steel frame building with glass curtain wall at street level; opaque panels on 2nd level.

Significance: This building does not meet the 50 year requirement; it is similar in scale.

216-218 North Guadalupe Street, Contributing, 1910, Photograph 8

Description: 2-story, 2-bay brick building; each street level bay has plated glass display windows flanking central, recessed single door, awning above, transoms obscured; each 2nd level bay has three windows covered with plywood; pilasters peak at cut stone cornice; cut stone parapet.

Significance: Intact local example of 2-part commercial block building; design references symmetry of Classical Revival and boxy form of Prairie School; in 1930s had a retail operation on street level and photograph and art studio on the 2nd level; designed by architect Roy Thomas.

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Hays County Courthouse Historic District
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101 East Hopkins Street, Noncontributing, 1905 (with late 20th century modifications), Photograph 14

Description: 2-story brick building with aluminum slip cover; symmetrical 2-bay street level; on each street level bay plate glass display windows flank central, recessed door.

Significance: Aluminum slip cover severely compromised integrity; rehabilitation according to Secretary of Interior's Standards for Rehabilitation could change status of building to Contributing.

107 East Hopkins Street, Contributing, c. 1890, Photograph 14

Description: 2-story brick building with stucco exterior; 2-bay street level has entrance on west side, display windows on east side, awning above; 2nd level has three 1/1 windows with cast stone hood moldings; detailed parapet. Significance: Good local example of late Victorian era design applied to 2-part commercial block building, despite street level alterations; millinery, variety, and drug store.

111 East Hopkins Street, Contributing, c. 1885, Photograph 14

Description: 2-story ashlar masonry building; symmetrical 6-bay street level, each bay with segmental arched fenestration, hood molding, keystone and transom; symmetrical 6-bay 2nd level, each bay with segmental arched 1/1 windows, hood molding and keystone.

Significance: Good local example of late Victorian era design applied to 2-part commercial block building; drug store, jewelry store.

117 East Hopkins Street, Contributing, 1915, Photographs 9 and 14

Description: 2-story, 2-bay brick building; each street level bay has display windows flanking recessed, central door; recent awnings above; each 2nd level bay has tripartite, 1/1 windows; detailed cornice; cast stone parapet.

Significance: Excellent local example of 2-part commercial block building with stylistic references to classicism and Prairie School.

127 East Hopkins Street, Contributing, c. 1885, Photographs 3, 4, 9, and 10

Description: 2-story ashlar cut masonry building; cast iron store front; 4-bay street level; display windows flank recessed, central, main entrance; 4th bay is secondary entrance to far west that accesses 2nd level; all fenestration has transoms; modern awning divides levels; 2nd level has five bays represented by rounded windows with hood molds and keystone; cornice removed; remaining facades are rough cut limestone; well preserved interior.

Significance: Fine local example of 2-part commercial block building exhibiting Victoria era detailing; listed in the National Register of Historic Places in 1983; see Historic Resources of San Marcos Multiple Resource Group nomination for further information.

129 East Hopkins Street, Contributing, c. 1900

Description: 1-story painted brick building; symmetrical 2-bay street level; on each bay display windows flanking recessed, central door; all fenestration has transoms; modern awning; interior retain original pressed metal ceiling. Significance: Good local example of late Victorian era, 1-part commercial block building; originally dry goods store.

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Hays County Courthouse Historic District
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139 East Hopkins Street, Noncontributing, c. 1873 (with late 20th century modifications), Photograph 18

Description: 2-story brick building; on street level display windows flank central recessed door; awning/balcony; 2nd level two segmental arched windows on each side of a tripartite central door, all have keystones.

Significance: Main facade was destroyed (by fire?) and reconstructed recently and not sympathetically, thus the building is considered Noncontributing.

145 East Hopkins Street, Noncontributing, 1885 (with late 20th century modifications), Photograph 17 and 18

Description: 2-story brick building with stucco applied to most of main (south) facade; street level severely altered, modern awnings; brick, quoins appear original; above street level stucco applied around four original window openings; recent windows; east facade is original rough cut limestone.

Significance: Represents altered late Victorian era design applied to 2-part commercial block building; integrity of design, materials, and workmanship severely altered.

202 East Hopkins Street, Contributing, c. 1935

Description: 1-story brick building with stucco exterior; plate glass display windows flank central door, awning, transoms above; original parapet.

Significance: Intact local example of 1-part commercial block building.

100 West Hopkins Street, Contributing, c. 1891

Description: 2-story brick building with stucco exterior; main entrance with pediment and scrolled brackets at clipped corner; secondary entrances face south and east, each has a 1-bay awning; street level has series of casement windows with transoms; 2nd level has series of paired 2/2 windows; pilasters peak in Ionic capitals just beneath cornice; cornice bears brackets and modillions.

Significance: Good local example of Classical Revival design applied to a 2-part commercial block building.

102 North Lyndon B. Johnson Drive, Contributing, 1909-1910 at corner/1887 east/1985 north, Photographs 7, 13, and 15

Description: Three buildings that appear to be separate are actually interconnected; at the corner is the 1910, 3-story brick building with stucco exterior on the 1st level, two round arched windows flank a central door, giant Ionic pilasters expand from the 2nd to the 3rd levels, oculi with foliated highlights on the 3rd level, accentuated modillions at parapet; just east is the 1887, 3-story brick building with cast iron and glass store fronts at street level, brick pilasters divide paired windows on 2nd and 3rd levels have decorative brick hood molds, decorative brick cornice and parapet; just north is the 1985, 1-story brick building that carries some detailing similar to the corner building, such as segmental arches.

Significance: The corner building is a good local example of Classical Revival design, previously served as a bank while the 3rd level housed a lodge hall in the 1930s, now serves as county courthouse annex, recently rehabilitated; the building just east is a good local example of late Victorian era design, it previously served as the Hofheinz Hotel, now serves as part of county courthouse annex; the building just north is of recent construction and serves as part of county courthouse annex, although alone this building would be Noncontributing, since the two buildings it is interconnected with are strong contributors to the district, the overall building is considered Contributing.

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112A North Lyndon B. Johnson Drive, Contributing, c. 1905, Photograph 13
Description: 1-story brick building with stucco exterior; plate glass windows flanking a central wood door; flat metal awning with transoms above; modest parapet.

Significance: Post office in 1906; hardware store in 1922; intact local example of late Victorian era, 1-part commercial block building.

112 North Lyndon B. Johnson Drive, Contributing, c. 1905, Photograph 13
Description: 1-story brick building; plate glass display windows; entrance on north end; flat metal awning with transoms above; stepped parapet.
Significance: Good local example of late Victorian era, 1-part commercial block building.

114-116 North Lyndon B. Johnson Drive, Noncontributing, c. 1900 (with late 20th century modifications), Photograph 13
Description: 2-story brick building with aluminum slip cover on 2nd level.
Significance: Originally two separate buildings now interconnected; aluminum slip cover severely compromised integrity; rehabilitation according to Secretary of Interior's Standards for Rehabilitation could change status of building to Contributing.

120 North Lyndon B. Johnson Drive, Noncontributing, c. 1900 (with late 20th century modifications)
Description: 1-story brick building with stucco exterior above street level; plate glass display windows flank central recessed door; recent awning; modest parapet.
Significance: Although it is similar in massing and scale, changes in materials, design, and workmanship compromise the integrity of this late Victorian era, 1-part commercial block building.

124 North Lyndon B. Johnson Drive, Noncontributing, c. 1890 (with late 20th century modifications), Photograph 20
Description: 1-story brick building; round arched windows flank a central double door; recent awning; oculus above door; corbelled parapet original.
Significance: Although it is similar in massing and scale, changes in materials, design, and workmanship compromise the integrity of this late Victorian era, 1-part commercial block building.

126 North Lyndon B. Johnson Drive, Contributing, c. 1890, Photograph 20
Description: 1-story brick building with stucco exterior; display windows flank central recessed door; corbelled parapet; interior retains original metal ceiling.
Significance: Served as hardware store in 1922; good local example of late Victorian era, 1-part commercial block building.

138 North Lyndon B. Johnson Drive, Noncontributing, c. 1900 (with late 20th century modifications), Photograph 20
Description: 1-story brick building with wood sheathing; aluminum frame plate glass windows flank central recessed single door; recent awning; stucco and brick cornice detail.
Significance: Although it is similar in massing and scale, changes in materials, design, and workmanship compromise the integrity of this late Victorian era, 1-part commercial block building.

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142 North Lyndon B. Johnson Drive, Contributing, 1880, Photograph 20
Description: 1-story brick building with stucco exterior and cast iron store front; display windows flank central recessed single door; slightly sloped metal awning; stucco over brick parapet.
Significance: Served as grocery until about 1930; good local example of late Victorian era, 1-part commercial block building with cast iron store front.

202 North Lyndon B. Johnson Drive, Contributing, 1906, Photograph 16 and 17
Description: 2-story polychromatic brick building; street level severely altered; awning; 2nd level has a-bbb-a-bbb patterned window openings, although they are presently boarded with plywood; finely detailed corbelled cornice.
Significance: Well crafted local example of 2-part commercial block building with late Victorian era and classical detailing.

100 East San Antonio Street, Noncontributing, 1989, Photograph 11
Description: 2-story building with brick pilasters; glass block windows; stucco parapet.
Significance: This building does not meet the 50 year requirement; it is similar in scale.

108 East San Antonio Street, Noncontributing, c. 1900 (with late 20th century modifications), Photograph 11
Description: 2-story brick building with stucco exterior; 3-bays; outer bay windows flank central recessed door; awning with windows above; stucco parapet.
Significance: Inappropriate stucco appears to cover historic building; although some detailing remains integrity of design, workmanship, and materials severely compromised.

110 East San Antonio Street, Contributing, c. 1885, Photographs 6 and 11
Description: 1-story brick building with cast iron store front; display windows flank central single door entrance; metal awning with transoms above; pressed metal above; finely detailed cornice and parapet.
Significance: Served as grocery and meat market for many years; excellent local example of late Victorian era, 1-part commercial block building with metal details from Mesker Brothers of St. Louis.

114 East San Antonio Street, Contributing, c. 1890
Description: 1-story brick building with some stucco on exterior; display windows flank central recessed double doors; recent awning with transoms above; stucco above, then brick with painted sign.
Significance: Served as grocery for many years; good local example of late Victorian era, 1-part commercial block building.

118 East San Antonio Street, Contributing, c. 1940
Description: 1-story brick building; 2-bays; east bay has single door entrance with recent awning; west bay has four elongated windows with transoms; modest detailing on parapet.
Significance: Good local example of 1-part commercial block building.

120 East San Antonio Street, Noncontributing, c. 1950, Photograph 15
Description: 2-story brick building; street level has marble facing and some modifications but retains original fenestration; marquee dividing 1st and 2nd

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Hays County Courthouse Historic District
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levels; 2nd level has minimal detailing, some brick pattern work and three (originally four) circles on each side.

Significance: Previously served as Holiday Theater, now a restaurant; good example of 2-part commercial block building displaying 1950s design influences; may be considered Contributing when it reaches 50 year cut off.

130 East San Antonio Street, Contributing, c. 1895, Photograph 15

Description: 2-story brick building; 3-bays on each level; recessed single doors flank central display window, all with transoms and recent awnings above; 2nd level has 1/1 wood windows with hood moldings; corbelled parapet. Significance: Served as dry goods and grocery store; good local example of late Victorian era, 2-part commercial block building.

136 East San Antonio Street, Contributing, c. 1885, Photograph 15

Description: 2-story brick building; partially filled in plate glass display windows flank a central door; 4-bay 2nd level with 1/1 wood windows with hood moldings; historic parapet covered with stucco.

Significance: Known as the Paris Building; served as bank, in 1896 noted as lodge; despite 1st floor alterations this is a good local example of a late Victorian era, 2-part commercial block building; listed in the National Register of Historic Places in 1983; see Historic Resources of San Marcos Multiple Resource Group nomination for further information.

140-144 East San Antonio Street, Contributing, 1879, Photograph 15

Description: 2-story brick building with rough cut limestone exposed on side and rear elevations; both levels have windows with segmental arches marking nine bays; V-crimp metal canopy separates levels.

Significance: Known as the Green Building; original location of First National Bank; by 1885 served as dry goods store with sleeping rooms on 2nd level; excellent local example of late Victorian era, 2-part commercial block building; listed in the National Register of Historic Places in 1983; see Historic Resources of San Marcos Multiple Resource Group nomination for further information.

110 West San Antonio Street, Noncontributing, c. 1890 (with late 20th century modifications)

Description: 1-story brick commercial building with stucco exterior; modern street level fenestration; awning; modest parapet.

Significance: Alterations to fenestration obscure original design, workmanship.

112 West San Antonio Street, Contributing, c. 1890

Description: 1-story brick commercial building with stucco exterior; two single door entrances at street level with transoms; awning above; modest parapet.

Significance: Despite addition of stucco, this late Victorian era, 1-part commercial block building retains much of its original historic fabric and character.

116 West San Antonio Street, Noncontributing, c. 1890 (with late 20th century modifications)

Description: 1-story brick building; heavily altered fenestration; modern awnings.

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Significance: Alterations to fenestration and upper portion of building obscure original design, workmanship, materials.

118 West San Antonio Street, Contributing, c. 1890

Description: 1-story brick commercial building; original fenestration

Significance: Good local example of late Victorian era, 1-part commercial block building; minimal detailing.

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Hays County Courthouse Historic District
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Statement of Significance:

The Hays County Courthouse Historic District in San Marcos is an intact courthouse square that comprises the core of the central business district. Buildings in the district reflect the dominance of the county seat as a trade center. The district meets Criterion C at the local level of significance in the area of Architecture, as a collection of commercial and governmental buildings in an urban form that illustrate late Victorian era, Classical Revival, and Prairie School architectural influences. The Period of Significance, 1879 to 1942, includes the construction date of the oldest extant building, through the evolution of the district up to the National Register 50 year cut off date.

[The significance statement for the Historic Resources of San Marcos Multiple Resources Group, listed in 1983, incorporates more detailed information on Spanish settlement, early Anglo-American settlement, the economy, and education in San Marcos. Refer to that document for supplementary material.]

A 1689 Spanish expedition, led by Alfonso de Leon, applied the name "San Marcos" to a Texas River on April 26, Saint Mark's Day; later explorers used the name for the present San Marcos River. The area was the temporary location of two of the San Xavier Mission and the San Francisco Xavier presidio. Settlement had an unsuccessful beginning. In 1808 approximately 80 colonists established Villa San Marcos de Neve under the Spanish Crown; they abandoned the village by 1812 because of devastating floods and repeated Indian raids. Anglo-American settlement of Hays County and San Marcos began in the 1840s, roughly coinciding with that in Austin (30 miles north) and San Antonio (50 miles southwest). San Marcos was designated county seat in 1848. In 1851 William Lindsey, Edward Burleson, and Eli Merriman purchased a land grant and surveyed the territory using a gridiron form, centered around a courthouse square. This configuration is often referred to as a "Shelbyville plan," prevalent in Anglo communities across the country, including Texas. This form is strikingly distinct from linear plans found just west of San Marcos, in German communities of the Hill Country. The more ambitious Shelbyville plan, unlike linear forms, theoretically allows vehicular rights-of-way to dominate pedestrian routes and creates a rigid, controlled built environment for segregated commercial and residential uses. While in principle the courthouse square prepares a community for extensive growth, San Marcos developed and permeated the plan slowly. During the mid 19th century the lines between commercial and residential uses were ambiguous; commercial interests often blended with residential, sometimes even in the same building.

As the town enlarged and more lots were sold, the segregation of uses became more pronounced. Generally, speculators anticipating growth purchased the first lots sold around the courthouse square. San Marcos' earliest building phases resulted in only a few vernacular properties that local carpenters, masons, and builders designed and built using wood or stone from the vicinity. These included the 1861 pine courthouse (burned in 1868, replaced in 1871 with a stone building), two stores, a tavern (a 2-pen log building), and approximately five log houses; apparently none of these wood buildings survive. Growth was gradual until later in the century.

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The 1880 arrival of the International and Great Northern Railroad spurred sudden development. By 1881 the commercial district had evolved substantially, according to Augustus Koch's bird's eye view of the community (see Photograph 19). A new courthouse designed by F.E. Ruffini was completed in 1883. In 1885 the courthouse square included four saloons, seven groceries, two milliners, one furrier, four confectioneries, one barber and bath, and two cobblers.

The railroad transformed the architectural evolution of the community from vernacular traditions to popular late Victorian era stylistic influences strongly associated with Italianate design. Features typical of Italianate architecture include round arched and segmental arched windows with hood molds and keystones, quoins, and detailed parapets. Mass production of machine sawn wood at local lumber yards like that of C.G. Mead and L.J. Eastwood contributed to this evolution. Examples of fine wood brackets and modillions embellish the parapets of 113 and 117 North Guadalupe Street as is typical of Victorian adornment on commercial buildings (see Photograph 5). Cast iron and pressed metal store fronts with intricate patterns, corbelled brick, and polychromatic paint schemes also decorated late 19th century buildings (see Photographs 5 and 6).

The 1893 Columbian Exposition in Chicago aroused interest in reviving classical styles that became dominant throughout the country during the first half of the 20th century. This interest took hold of the nation and appeared in San Marcos after 1900. In 1908 the courthouse again burned. That year C.H. Page and Brothers of Austin designed the new Hays County Courthouse using Classical Revival design: a symmetrical cruciform plan, broad expanses of plain wall surfaces, and balanced fenestration. Its rudimentary cubical form is articulated by colossal Corinthian columns and large copper clad dome. [Page's firm became prominent in 1904 when he designed the Texas Building at the Louisiana Purchase Exposition in St. Louis.] Several other classically influenced buildings were constructed after the courthouse was complete including the building at 102 North Lyndon B. Johnson Drive (1910).

Although these buildings serve a commercial or public function, a few do enunciate form that alludes to Prairie School influences, which was usually reserved for residential properties. Designed by Roy Thomas, a San Marcos native who worked out of Austin, the building at 216-218 North Guadalupe (1910) follows typical Prairie School design with its horizontal emphasis as evidenced by its boxy shape and brick patterns with some classical detailing. At 117 East Hopkins Street (1915), the building references Prairie School form, but also features classically influenced detailing, such as an elaborate cornice and an emphasis on symmetry.

Little new construction took place between World Wars I and II; a reduction in the local and national economies during the 1930s stifled most commercial expansion. Merchants did seek to modernize their buildings, sometimes with alterations unsympathetic to the historic fabric of their buildings. Stucco covered late Victorian era facades including intricate brick cornices, and other details that denoted earlier stylistic influences. The building at 138 North Lyndon B. Johnson Drive is an example of such alterations (see Photograph 20).

Still, San Marcos remained the largest and most important retail center in the county. New construction consisted of the 1930 building at 131 North

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Guadalupe Street (see Photograph 12), the 1935 building at 202 East Hopkins Street, and the 1940 building at 118 East San Antonio Street. The automobile began to supplant the railroad as the primary means of transportation, profoundly impacting San Marcos' subsequent physical development outside the courthouse square to improve the financial viability of downtown.

Following World War II, San Marcos and the rest of the nation experienced renewed economic expansion. Increased popularity of the automobile contributed to suburbanization that resulted in commercial decentralization. San Marcos' downtown, as a consequence, began to decline. Many downtown merchants during the 1950s, 1960s and 1970s vacated their buildings and moved to new stores in suburban settings more accessible to automobile drivers. To counter this trend, some downtown merchants razed unwanted buildings and replaced them with contemporaneous edifices, such as the building at 137 North Guadalupe Street. Other merchants modified their buildings for a contemporaneous appearance. Applying metal false fronts over historic facades was popular; the building at 101 East Hopkins Street is a typical example.

Nevertheless, efforts during the last decade, largely through affiliation with the Main Street program, have had a positive affect on the district's integrity and should continue to result in restoration projects. In 1983 a Multiple Resource National Register nomination was completed for San Marcos; four commercial buildings were nominated at that time (113 North Guadalupe, 127 East Hopkins, 136 East San Antonio, and 140-144 East San Antonio streets), in addition to the previously listed Hays County Courthouse (National Register 1980). Since that time several rehabilitation projects have occurred. Merchants in the district removed metal false fronts to display the historic facades, such as the building at 102 North Lyndon B. Johnson Drive; they exposed covered fenestration and removed inappropriate signs.

Despite some new construction and unsuitable alterations the district retains its architectural and historic integrity to a high degree.

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San Marcos, Hays County, TX

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San Marcos Record, 20 September 1962 and 31 August 1967.

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Hays County Courthouse Historic District
San Marcos, Hays County, TX

Verbal Boundary Description:

Beginning at the center of the intersection of South Guadalupe and East San Antonio streets, thence south along the midline of South Guadalupe Street to its intersection with the continuation of the midline of the alley behind the 100 block of East San Antonio Street, thence east along the midline of the alley to a continuation of the property line between 130 and 136 East San Antonio Street, thence north along the continuation of that property line to the south property line of 136 and 140-144 East San Antonio Street (Original Town Site, Block 13, north 90 feet of Lot 4 and east 3 feet 8 inches of Lot 5), thence east along the property line to its intersection with the midpoint of South Lyndon B. Johnson Drive, thence north along the midline of South Lyndon B. Johnson Drive to its intersection with the midpoint of East San Antonio Street, thence east along the midline of East San Antonio Street to its intersection with the continuation of the midline of the alley behind the 100 block of North Lyndon B. Johnson Drive, thence north along the midline of the alley and its continuation to its intersection with the north property line of 202 North Lyndon B. Johnson Drive (Original Town Site, Block 4, south 3 feet of Lot 4 and all of Lot 8), thence west along said property line and its continuation to its intersection with the midpoint of North Lyndon B. Johnson Drive, thence north along the midline of North Lyndon B. Johnson Drive to its intersection with the continuation of the midline of the alley behind the 100 block of East Hopkins Street, thence west along the midline of the alley to its intersection with the midpoint of North Guadalupe Street, thence south along the midline of North Guadalupe Street to a continuation of the north property line of 100 West Hopkins Street (Original Town Site, Block 10, Lot 1 and south 2 feet of Lot 2), thence west along said property line and its continuation to its intersection with the west property line of said property, thence south along said property line and its continuation to its intersection with the midpoint of West Hopkins Street, thence west along the midline of West Hopkins Street to its intersection with the continuation of the midline of the alley behind the 100 block of North Guadalupe Street, thence south along the midline of the alley to its intersection with the midpoint of West San Antonio Street, thence east along the midline of West San Antonio Street to its intersection with the midpoint of South Guadalupe Street to the point of beginning.

Boundary Justification:

The boundary of the Hays County Courthouse Historic District includes most of the historic commercial and governmental center of San Marcos that retains its historic and architectural integrity. The historic district possesses a strong, cohesive character; areas adjacent to the historic district boundary are altered to the extent that their integrity is highly compromised. However, some nearby buildings, such as the Fire Station and City Hall, were individually listed in the National Register in 1983 as part of the Historic Resources of San Marcos nomination.

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Hays County Courthouse Historic District
San Marcos, Hays County, TX

SEE DISTRICT MAP ON REVERSE

**HAYS COUNTY
COURTHOUSE
HISTORIC DISTRICT**

**NATIONAL REGISTER
OF HISTORIC
PLACES NOMINATION**

SAN MARCOS, TEXAS

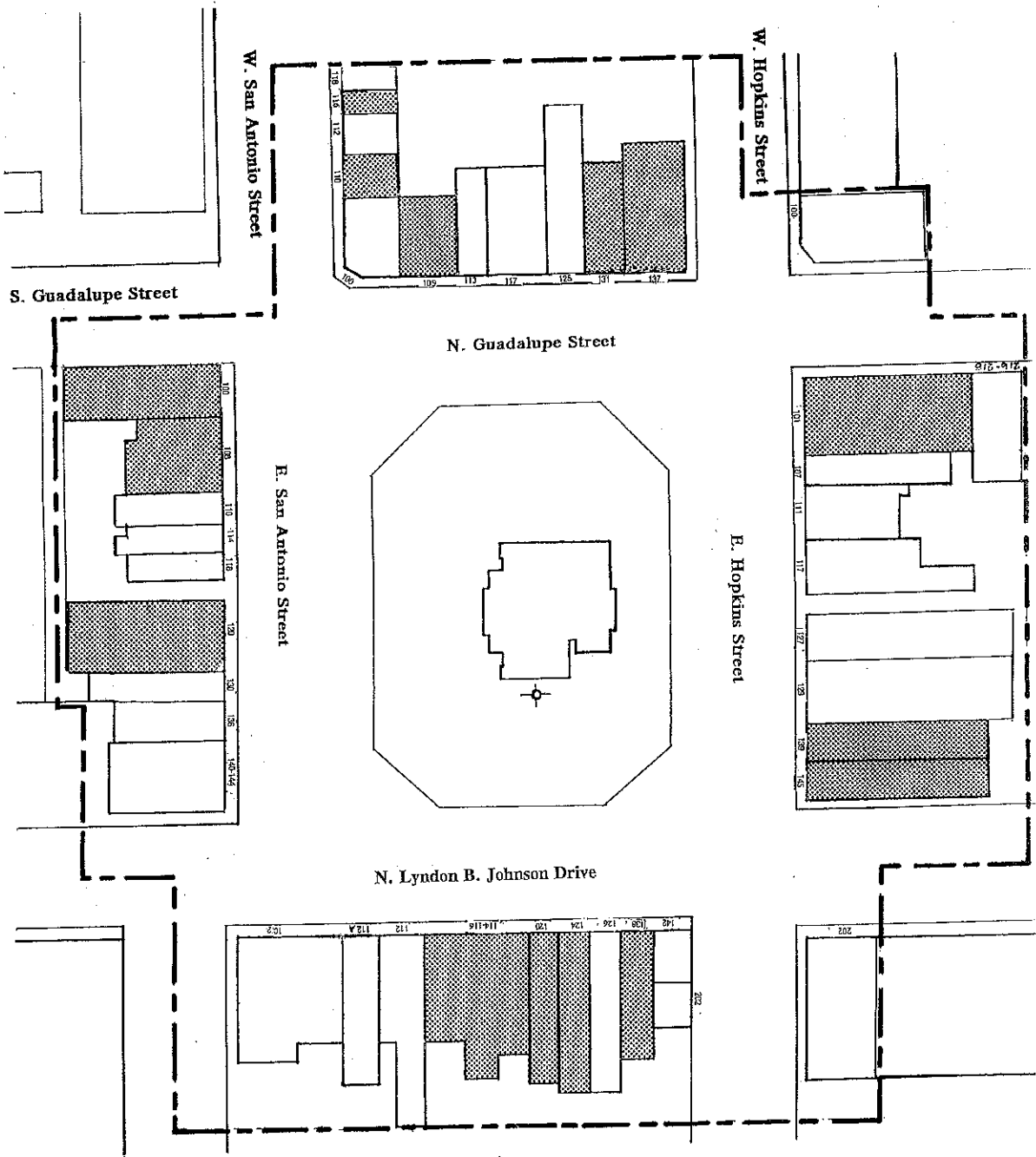
CONTRIBUTING BLDGS.

NON-CONTRIBUTING BLDGS.

CONTRIBUTING OBJECT

DISTRICT BOUNDARY

Peter Flagg Mason
Architectural Historian



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32. Name: Belvin Street Historic District

Location: 700, 800, 900 blocks of Belvin Street, ^{and} ~~plus one residence that faces~~
227 Mitchell Street.

Classification: Category - district; Ownership - private; Status - occupied;
Accessible - yes, restricted; Present use - private residences.

Owner of property: All addresses are San Marcos, Texas 78666. Numbers relate to inventory, district map, and photos. Photograph numbers have two parts - 32, to indicate the district, and the individual number.

1. Mr. and Mrs. M.E. Walker - 716 Belvin
2. Mr. and Mrs. Larry W. Murphree - 730 Belvin
3. Mr. Herman W. Korff (734 Belvin is leased) - Blanco Star Rt., No. 29.
4. Mr. and Mrs. Randall Morris - 802 Belvin
5. Mrs. Gene Scrutchin - 816 Belvin
6. Mrs. George Martindale - 832 Belvin
7. Mr. R.F. Alexander - 904 Belvin
8. Mrs. Mamie Ellis - 920 Belvin
9. Mr. and Mrs. S.W. Segler - 922 Belvin
10. Mr. and Mrs. W.H. Daniels - 715 Belvin
11. Miss Sue Taylor - 719 Belvin
12. Mrs. A.M. Thompson - 727 Belvin
13. Mrs. Bernice Harris - 733 Belvin
14. Miss Eva Dodgen - 801 Belvin
15. Mr. and Mrs. Jerry L. Moore - 809 Belvin
16. Miss Nell Montgomery - 819 Belvin
17. Mr. and Mrs. Edmund Longcope - 833 Belvin
18. Mrs. Herbert A. Yarbrough, Jr. - 903 Belvin
19. Dr. Sam Cangelosi - 919 Belvin
20. Mr. and Mrs. N.A. Stedman - 921 Belvin
21. Mr. and Mrs. William Crook - 227 Mitchell

Description: Condition - good; Altered; Original sites.

Belvin Street is a tree-shaded avenue of distinctly Victorian character. The 15 contributing houses were built between 1878 and 1910, and reflect the many variations in taste within that period. Architectural details include Carpenter Gothic, Second Empire, and Eastlake. The next major style, the Colonial Revival, is also represented.

Of the district's 21 houses, 15 are contributing and 6 are noncontributing. The contributing houses range from the eight highly evolved classic Victorian types, such as numbers 6, 12, and 17, to the well-designed vernacular (#10) and those that represent

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transitions (#16). Also dubbed contributing are those built prior to 1920 that are in general conformity with the street's frame construction, are compatible in style, and are either unaltered or only slightly altered (example, #11). One Colonial Revival home is included. Although its style is definitely not Victorian, it is historically and visually linked with its neighbors. It is such a grand building that it would be aberrant to call it noncontributing.

The noncontributing houses are pre-1920 but are altered to appear from a different period (example, #14), are clearly modern (#5, #13), or are of the proper period but are of a distinctly different type from the frame residences (#15). However, some of these would be labelled contributing if they were in a different district. For example, #15, an early 20th-century reddish stone cottage, would be proudly displayed in a district of picturesque residences. There are no intrusions. None of the noncontributing homes are truly objectionable. They all adhere to the setback and most are nicely landscaped. Several are effectively screened by vegetation.

Half of the 21 homes are 80 to 100 years old; three-fourths are over 50 years old. Five of the most elaborate (#1, #2, #4, #17, #18) have been revamped as single-family homes in past few years. Major features have been kept intact. There has been no gutting for adaptive reuse. All the houses are residences, and all but one are occupied by the owners.

San Marcos was laid out in 1851 as small lots beginning at the San Marcos River. Larger farm lots were included in the town plat for farming and stock grazing. The first subdivisions developed in 1868 from farm lot 15 north of San Antonio Road. The Belvin Addition contained 11 acres divided into 12 residential lots. Belvin Street Historic District includes these and a portion of the Mitchell Addition extending west to Mitchell Street. It coincides closely with the original Belvin Addition registered in 1884.

The boundary starts at the northeast, one lot in from Scott Street (which eliminates two semimodern structures), runs along the rear property lines of the houses on the southern side of the street, crosses Mitchell to include the J.W. Wood House (#21), returns to Mitchell, then crosses Belvin and again runs coincident with rear property lines until the point of beginning, the east property line of the O.T. Brown House (#1). Although the boundary appears irregular on the map, it is logically in keeping with the property lines. In 1974 the City of San Marcos established a Historical District extending nine blocks along Belvin Street to Bishop Street on the west. The National Register district is limited to three blocks within the earlier-designated local district because of a concentration of Victorian architecture in them and the almost complete use of wood as a building material.

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Other typical features are asymmetry, broad porches, hipped and gabled roofs, sash windows with one-over-one or two-over-two lights, and jigsaw detail for bargeboards, brackets, and porch trim. On the street's north side the houses back up to a bluff, creating wide lawns that sweep down to the street. Especially on this side of the street, the houses are set far back on their lots. Two houses have mansard towers, the only ones in town. The following houses best portray the street's character:

The John Francis McGehee House (#6) has a two-story, ell-shaped plan. A double, three-bay gallery is decorated with intricate, Eastlake, sawn brackets and under-eave trim, a dentil course, and little Gothic arches within the porch rail. Turned spindles support it. A three-sided bay extends from the first floor of the ell, a square bay from the second. The square bay repeats the details of the gallery, as does another small, double gallery on the northeast wall. The hipped roof with cross gable carries a dentil row under its eaves. Windows have either one-over-one or two-over-two lights, while those of the second category face the porch and reach to the floor. Under a transom is the original double front door with etched and beveled glass. Within are three fireplaces, the original indoor window shutters, and a graceful staircase with a mahogany newel. The beaded wainscoting is untouched, and cast-iron ornamental hinges secure all doors. Remaining in front are the circular drive with iron fence and hitching post. The 1889 barn is intact as well as the catwalk from the rear second story of the house that led to the back carriage entry and barn. This is definitely the best house of the district.

A portion of the Robert Hixon Belvin House (#2) was built in 1859. Its present appearance dates from 1890. There are five different sidings in the house, including cypress, pine, and oak. Like #6, the house is a two-story ell united by a double gallery. Its three-bay porch is supported by paired square posts and simple post railings. A decorative bargeboard fills the ell gable end. The windows with two-over-two lights are under peaked frames; elsewhere windows with six-over-six lights are within plain frames. The door is surrounded by transom and sidelights.

George Thomas McGehee built his house in 1896 (#12). It is distinguished by a round turret with fish-scale shingles under a conical roof. Curving below the tower is a one-story porch supported and decorated with turned spindles. The complex, hipped, gable, and dormer roof is topped by metal cresting and pierced by two brick chimneys. Other decorative features are peaked window frames, corner brackets, drilled and sawn eaves, and fish-scale shingles in the gable end. Inside, ball-and-spindle fretwork elaborates the entryway and living room. Oddly, the stair enters from the kitchen to the central hall landing, turns the corner, and goes upstairs. First-floor access is from the kitchen only. There is a huge built-in walnut china cabinet in the dining room.

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Inventory of houses, Belvin Street Historic District:

1. 716 Belvin Street - O.T. Brown House. built 1878. Contributing.
One-story, asymmetrical, frame Victorian house, slightly raised, with wrap-around porch, turned spindle rails and posts, sawn brackets, acorn trim under eaves. Corner porch connecting three gable wings; asbestos shingle roof. Slim newel posts terminate wooden steps; double front door under transom. 4/4 windows, some floor length, under peaked window frames. Interior with stencil-decorated, cast-iron mantel; copper and porcelain hardware; beaded wooden ceilings.
2. 730 Belvin Street - Robert H. Belvin House. built 1859, 1875, 1890. Northcraft, Donalson, and Malone builders for 1890 period. Contributing.
Two-story, asymmetrical, frame Victorian house with double gallery supported by paired square posts resting on coffered bases. Cross gables and carved bargeboard under tin roof. Peaked window frames with small pediments. Handcarved door with original bell of the 1875 addition. Interior floors are three-inch pine boards. Bullseye moldings on doors and windows. Small modern addition to rear does not detract visually.
3. 734 Belvin Street - built 1923. Contributing.
One-story, raised, frame, 20th-century vernacular house. Round, unfluted, Doric columns support pedimented portico. 1/1 windows, original door with transom, wooden steps, clapboard siding, tin roof.
4. 802 Belvin Street - George Henry Talmadge House. built 1889. Contributing.
Two-story, asymmetrical, Victorian, ell-shaped house with one-story encircling porch, railed porch roof on second floor; cedar roof covered with tin. 2/2 and 1/1 windows under pedimented frames. Ell has square bay with balconet above. Porch rails consist of sawn spindles on second floor, turned spindles on first. Sawn porch brackets. Porch steps altered - now stone. Another porch, stairway, and cistern in rear.
5. 816 Belvin Street - built 1951, Fehr and Granger, architects. Noncontributing.
One-story, modern, brick "ranch-style" house. 1880s barn, stone entry steps at rear of property. Screened by liveoak and magnolia trees.
6. 832 Belvin Street - John Francis McGehee House. built 1889. Contributing.
Two-story, asymmetrical, Eastlake-style, Victorian ell. Hipped roof with cross gables on dentils and brackets. Three-sided gable-end bay, sunburst trim. Gothic arches in porch rail repeated in bay. Coffered wall panels above and below window panes, floor length 2/2 windows. Double doors with transom, etched glass panels. Lathed spindle brackets on original screen door. Brick steps only apparent exterior alteration.
7. 904 Belvin Street - Eugene L. Thomas House. built 1890. Contributing.
One-story, asymmetrical, Victorian, ell-shaped house with corrugated-metal gable roof, peaked window frames over 1/1 sash. Balustraded deck over curved, arched, and stuccoed porch altered in the 1940s. Porch and alterations in stucco are reversible.

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8. 920 Belvin Street - built 1940. Noncontributing.
One-story modern house with board-and-batten siding, flat roof, composition shingles, casement windows. Earlier home on site destroyed by fire.
9. 922 Belvin Street - John Springer Davis House. built 1886, S.B. McBride, builder. Contributing.
Two-story, asymmetrical, raised, Victorian house with polygonal turret and pyramidal roof. Hipped and gable roof system covered with tin. Early 20th-century porch probably added 1901. Transom over entry door. House built into slight hill, allows half basement.
10. 715 Belvin Street - Eliza Pitts Malone House. built 1908. Contributing.
One-and-a-half-story vernacular house under steeply pitched hipped roof with hipped dormer in front, rectangular plan. Three-bay porch on square posts with sawn slat rail. 1/1 sash windows, tongue-and-groove siding, brick chimney. Symmetrical front facade.
11. 719 Belvin Street - Rylander House. built 1912. Contributing.
One-story, early 20th-century, vernacular, ell-plan house. Gable roof with shed roof porch supported by paired post. Entrance altered with brick; other facades unchanged.
12. 727 Belvin Street - George Thomas McGehee House. built 1895. S.B. McBride, builder. Contributing.
Two-story, asymmetrical, Victorian house with cast-iron cresting on complex hip gable, dormer, and turret roof. Turned posts support wraparound porch with spindle trim. Red brick chimney serves four fireplaces. Full basement cut into rock contains dumbwaiter to both floors, cooling system. Both sides and roof of turret fully shingled.
13. 733 Belvin Street - built 1955. Noncontributing.
One-story, frame ell-plan house with intersecting gables, composition shingles, overhanging eaves, tongue-and-groove siding.
14. 801 Belvin Street - Dr. Adams Jones Beall House. built 1904. Noncontributing.
Two-story, frame house altered in the 1940s into Neo-Georgian style, with low hipped roof, broken-scroll pediment over front door. 6/6 windows, imitation shutters, brick chimney. Harmonious with neighborhood.
15. 809 Belvin Street - Alexander Gates Thomas House. built 1920. Noncontributing.
One-story, reddish, stone cottage with composition roof, sloping wall at picturesque entrance. Multi-paned casement windows, ivy on walls. Attractive rustic appearance.

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16. 819 Belvin Street - John A. Montgomery House. built 1909. Contributing.

Two-story, frame, ell-shaped house that illustrates transition from Queen Anne to Colonial Revival. Hipped roof with intersecting gabled wing. One-story porch under shed roof supported by simple Doric columns. Gable end has pent and pediment over three-sided bay. Two brick chimneys. 1/1 sash windows. Entrance door with transom and sidelights. Intact.

17. 833 Belvin Street - John W. Earnest House. built 1892. Charles W. Sinz, builder. Contributing.

Two-story, asymmetrical, Victorian house with two gable ends facing front and mansardic tower between them. One-story porch on turned posts and decorated with spindles runs from under tower in front of northern gable. Cedar shingle roofing, two brick chimneys, metal cresting. Eaves on carved brackets. Roundel with hood mold in gable end. 1/1 shuttered windows under foliated lintels on second floor, peaked hood molds on first. Inside, elaborate scrollwork on stair rails, beaded-board paneling, molded crown trim on five-panel double doors. Fretwork in stairhall. Original rear stairway in back entry hall. Rear porch enclosed. New garage and swimming pool in back. Historic photo shows bargeboards.

18. 903 Belvin Street - Sam R. Kone, Jr., House. built 1886, S.B. McBride, builder. Contributing.

Two-story, asymmetrical, frame, Victorian house with cross-gable roof system enclosing mansardic tower. Has widow's walk, metal roof cresting, tin roof. Two-story entrance porch on scrolled brackets and chamfered posts; second floor of porch enclosed in 1967. 2/2 sash windows under wooden segmental arches, with shutters. Separate doors into parlor and hall. Original spring-wound bell in stencilled glass panel door under transoms. Central brick chimney serves four fireplaces. Interior has beaded wainscoting, 5-inch pine floors, fleur de lis carvings applied to risers on curving staircase with 3 landings. Hexagon shaped garage and connecting wing added in 1972 to the rear, 1900, gable wing. Original 1886 carriage house and servants' quarters at rear of property. Alterations include burglar bars, brick porch flooring.

19. 919 Belvin Street - built 1912. Contributing.

One-and-a-half-story, symmetrical, vernacular, rectangular house with steeply pitched hipped roof with hipped dormers. Clapboard siding, 3/3 casement windows on second level, four 1/1 windows on front facade, all under classical moldings. Composition roof to be replaced soon with tin. Original full front porch will also be restored soon.

20. 921 Belvin Street - Rufus King House. built 1900, rebuilt 1960. Noncontributing.

Two-story house with yellow asbestos siding, composition roof, 6/6 sash windows, imitation shutters.

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21. 227 Mitchell - J.W. Wood House. built 1908. Contributing.

Two-story, frame, monumental, Colonial Revival house with symmetrical facade. Porch supported by six giant-order Corinthian columns and two pilasters. The center section of the porch is bowed outward. Hipped roof with hipped dormer, slate roof. Brick chimney. Balcony at second level supported by brackets, centered above main entrance, spindle balustrade. Double entrance doors with leaded-glass transom set in a large molded frame. Formal entry hall contains centered staircase on classical columns. Large lot contains modern outbuildings.

Significance: Period - 1800-1899, 1900- ; Areas of significance - architecture, education.

Belvin Street has always been central to San Marcos' tradition of education. As early as 1860 it was the location of a privately run school, and became the address of farmers and stockmen as they moved from their land into town to be near Coronal Institute. Fathers may have had to contend with the frontier's hardships, but they wanted their children to have an education, and long with it, some of the niceties such as music, art, and white muslin dresses. In a way, this striving for sophistication in raw surroundings set the tone for the entire town. Throughout its history, Belvin Street's residents have been educators and other professionals. Today, it is a gracious neighborhood of primarily Victorian-period homes with wide porches, broad lawns, and delicate wood trim.

During the Civil War period, a school operated in the house which Robert Hixon Belvin would later expand as his home. In 1870, Belvin, a Methodist minister, settled in the new town. He came from San Antonio by stagecoach, the family traveling with him with baskets of provisions and flowering bulbs. He bought Coronal Institute from O.N. Hollingsworth for \$10,000. The Belvin family lived on the campus while he was president, until 1875, when Belvin sold Coronal to trustees of the Methodist Church conference for a male and female high school. In the agreement, the sale of Coronal was for 11 acres of Farm Lot 15 where Belvin added to an earlier building (or rebuilt it) to make his home. Like others attracted to San Marcos' scenic location, Belvin managed his life so that his family could stay there even when he had been assigned to other pastorates. In 1882, he retired from the ministry and continued his involvement with real estate. His efforts, with the help of S.B. McBride, resulted in the attractive residential neighborhood.

At the time Belvin established the Belvin Addition there were only three buildings in the area. The property line along what is now Burleson Street came through an agreement in 1870 between Belvin and S.B. McBride, an understanding to extend Burleson Street, which ran above Coronal Institute, on to Ed. Kone's land and to extend a street to be known as Belvin as far west as the southwest corner of Belvin's yard. McBride also agreed to open an extension of Hopkins Street across his premises to the Belvin line on the west. Ed Kone agreed to open a street across his land to intersect with an extension of Burleson Street.

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George Talmadge was typical of Belvin Street settlers in that he was a farmer and his daughter Georgia attended Coronal and became an accomplished musician. He was unusual in being a Union officer, who came south for his wife's health. An accomplished carpenter, he built his house (#4) with his own hands, and was then the first San Marcan to fly the U.S. flag. His wife, Lydia, later organized a children's club, "Willing Workers," to raise money for First Methodist Church.

John F. McGehee (#6) also farmed, and perhaps dabbled in merchandising in town. His brother George (#12) cleared land for hire and grew vegetables behind his house. Their father, Thomas L. McGehee, had been the administrator for Ben Milam's colony.

A rancher (called "stockman" at the time), John W. Earnest (#17) married Civilia Cock, daughter of Charles S. Cock. John Montgomery married Civilia's twin Cicilia in a double ceremony. After their marriage, the Montgomery family lived in the Cock House for awhile. They built their house (#16) with the proceeds from one cotton crop. It sheltered their 13 children.

The Belvin family began a tradition of family members settling near each other on the street. Among the first families to build there were R.H. Belvin's daughters. O.T. and Elizabeth Belvin Brown built at 716 (#1). Elizabeth Brown had been born in the San Antonio home of Asa Mitchell, her maternal grandfather and printer of the Texas Declaration of Independence. Mr. Brown was a lawyer.

Roberta Belvin Pritchett and her husband John built at 816. Pritchett was president of Coronal from 1883 to 1885, and from 1901 to 1903, when he resigned to teach at Southwest Texas Normal School. It was Roberta that wrote the account of her family's trek to San Antonio. During the 1930s she organized a documentation project on family history. The Pritchett home was razed in 1951.

Another Coronal president with Belvin Street associations was Rev. Ethelred Spencer Smith, who served in 1876. His daughter Laura Smith taught art at Coronal until her marriage to Samuel R. Kone, Jr., (#18) in 1882. Their daughter Florence, who lived in the house 80 years, graduated from Coronal in 1910, attended universities elsewhere, and returned to teach public school in San Marcos.

The connection between Belvin Street and education ran well into the 20th century and continues. Prof. Alexander Gates Thomas came to San Marcos in 1909 to head the Southwest Texas English department. He served for 36 years, and as a leader in Texas folklore entertained J. Frank Dobie and Carl Sandburg in his home (#15). Mrs. Lillian Thomas taught art. The R. H. Belvin House (#2) sold in 1903 to Prof. Joseph Shotwell Brown, a mathematics teacher at Southwest Texas Normal. For 23 years, the Davis House (#9) was home to Dr. Cecil E. Evans, Southwest Texas' first president.

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Other notables to choose Belvin Street were Dr. A. J. Beall, who lived at 810 in 1904, Dr. J.H. Combs, a late 19th-century Legislator, and Dr. John R. Morton and his poetess wife. In keeping with its history, many of the residents are well-established professionals and business people.

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Interviews by Frances Stovall of Tula Townsend Wyatt, Theodora Scrutchin, Mary Kone Fitzpatrick, Helen Holcomb Allen, Tom G. Oliver, Zeb Fitzgerald, Herschell Walling, Mrs. A.C. Floege.

Geographical data: Acreage - approximately 15 acres

UTM references - A 14 / 601060 / 3305500
B 14 / 601390 / 3305890
C 14 / 601200 / 3305410
D 14 / 601550 / 3305740

Verbal Boundary Description - Starting at a point 144.17 ft. plus the width of an unopened alley southwest of the intersection of Belvin Street and Scott Street, southeast corner, and measured along Belvin, turn a right angle to the southeast. Proceed approximately 190 ft. to the rear property line of 715 Belvin. Turn a right angle toward the southwest and proceed 261 ft. to the northeastern property line of lot 3, farm lot 15. At this point, make a right-angle turn to the northwest, go 61.6 ft., make another right-angle turn to the southwest, and proceed to Endicott Street. Cross Endicott, turn southeast along Endicott, and proceed 61.6 ft. Make a 90° turn to the southwest, and proceed along the rear line of lot 7, farm lot 15. Turn directly northwest for about 10 ft., make another right-angle turn to the southwest, and proceed along the rear line of lot 7, about 174 ft., to Travis Street. Cross Travis Street and proceed 166.66 ft. to the line dividing lots 2 and 3 of block 8, L.W. Mitchell Addition. At that point, turn a 90° angle to the northwest and proceed approximately 56 feet to the rear line of lots 3 and 4, same block and addition. Turn a right angle to the southwest and proceed 166.66 ft. to Mitchell Street, cross Mitchell, and proceed to a point that is 230 ft. from the corner of Mitchell and Belvin. After a 90° turn, proceed 258.33 ft. to the southwest, then turn 90° to the northwest until Belvin Street is reached. At

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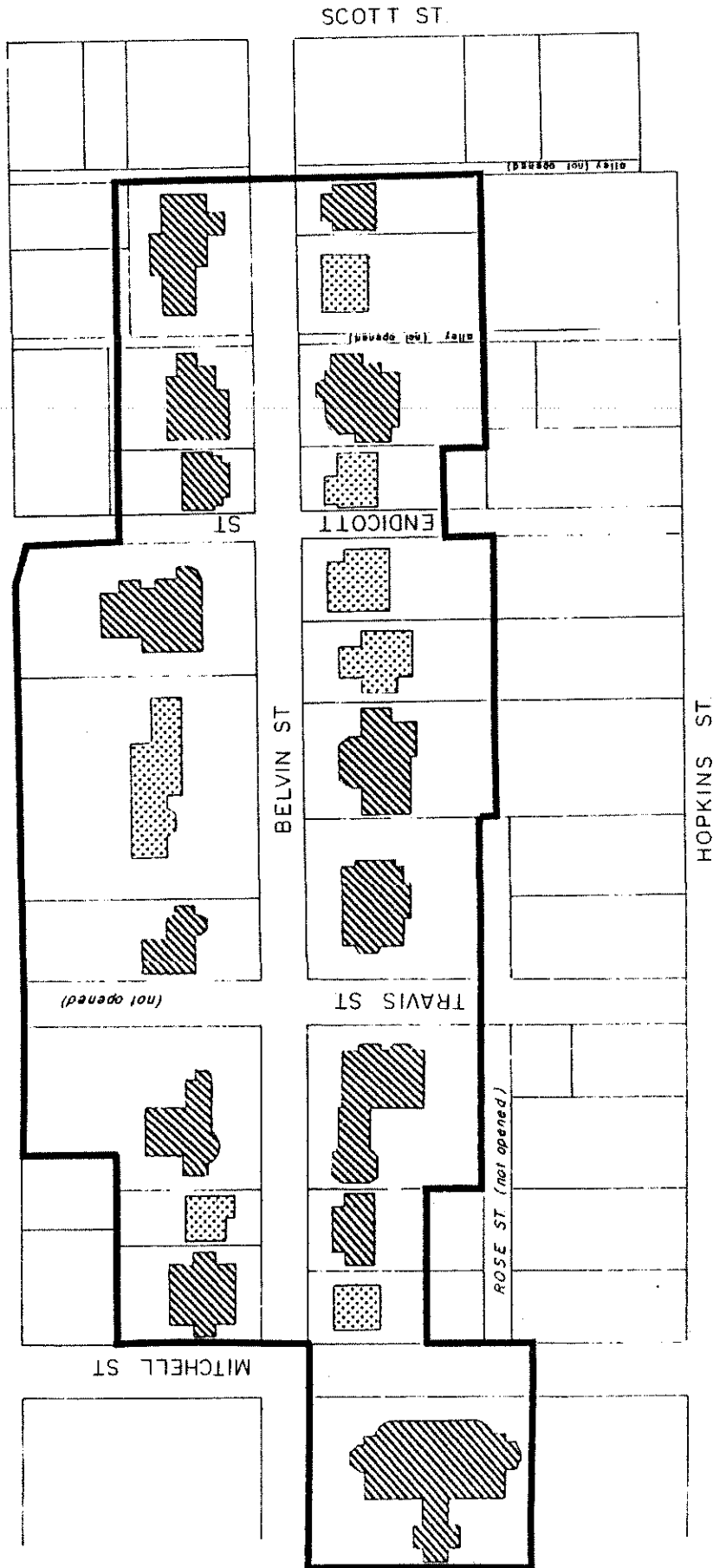
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that point, follow Belvin Street around to the northeast, cross Mitchell Street again, then proceed 179 ft. to the rear property line of lot 4, block 10, L.W. Mitchell Addition. Make a right-angle turn to the northeast and proceed 166.66 ft. At that point, turn in a right angle to the northwest, about 80 ft. until Burleson Street is reached. Proceed along Burleson to Endicott, turn southeast along Endicott, and proceed 106 ft. at which point, cross Endicott and turn a 90° angle to the northeast. Proceed approximately 172 ft. to the unopened alley and cross the alley. Go about 10 ft. to the rear property line of 716 Belvin, to the southeast. (This distance is not measured on the city map). At that point, proceed in a line parallel to Belvin Street 155.33 ft. Make a right-angle turn to the southeast and proceed 135 ft. to Belvin Street. Cross Belvin to the point of beginning. This boundary follows the rear property lines of the houses facing Belvin Street.

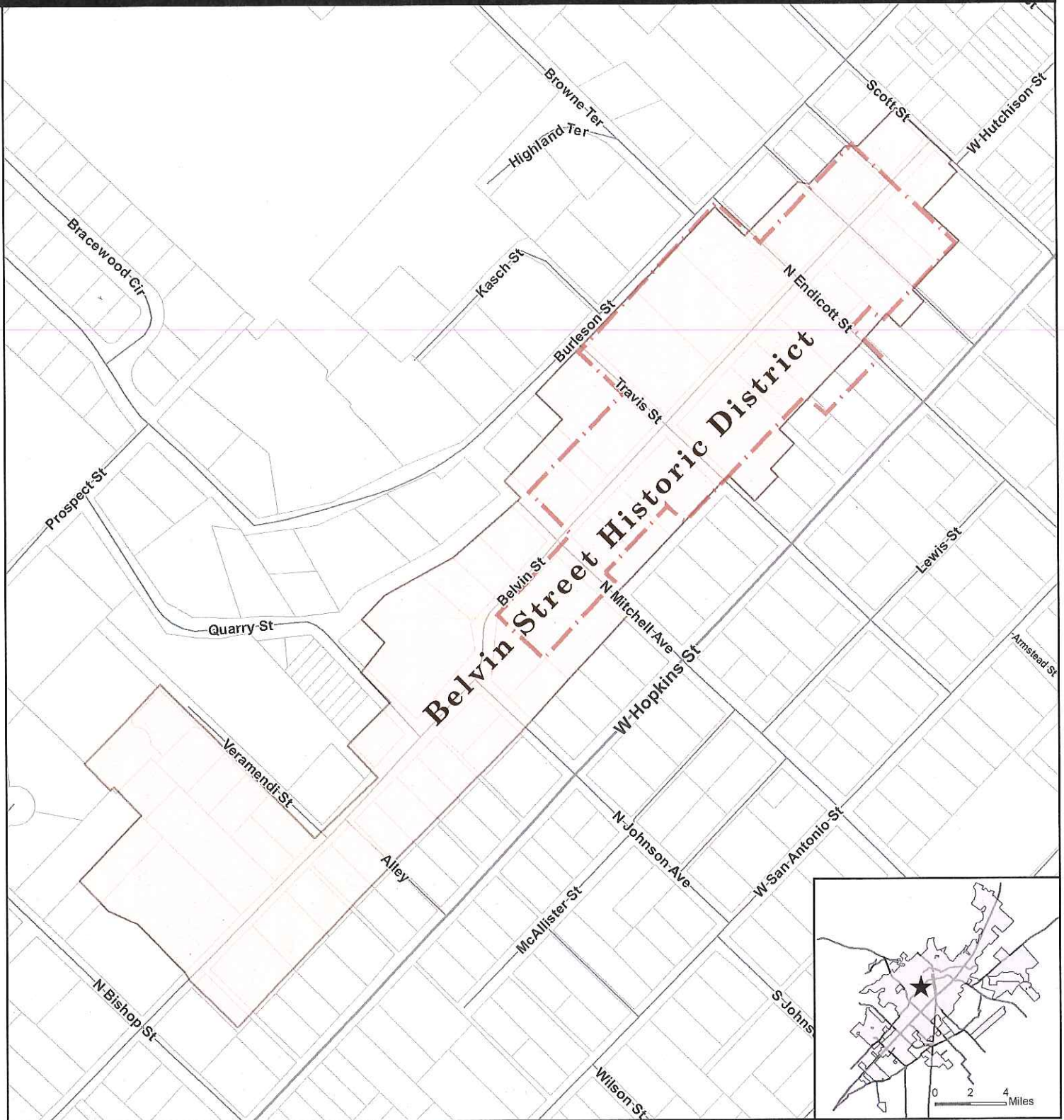
BELVIN STREET HISTORIC DISTRICT SAN MARCOS, TEXAS

BURLESON ST.

LEGEND
 contributing
 non-contributing



Belvin Street Historic District with NRHP-listed District



- ★ Site Location
- NRHP District



0 175 350 700 Feet

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Map Date: 1/15/2020



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: January 13, 2020
RE: **AGENDA ITEM 4: POTENTIAL EXPANSION OF DOWNTOWN HISTORIC DISTRICT**

At the November 7 regular meeting, Commissioners Holder and Perkins requested that an item be placed on the agenda to discuss the potential expansion of the Downtown Historic District. This has become a standing discussion item.

My Historic SMTX recommends two areas for historic district designation as an expansion of the Downtown Historic District: the areas immediately north and south of the courthouse square along LBJ Drive. Figure 4-3, attached, shows the areas recommended for potential expansion (dashed lines); the local historic district boundary is indicated by a blue line while the NRHP-listed district is indicated by a brown line. *My Historic SMTX* states that local historic district designation of these blocks of North and South LBJ Drive would guide future alterations and protect against demolition through the Certificate of Appropriateness review process. The survey also states that priority should be given to the potential expansion of the Downtown Historic District as development pressure and the threat of demolition is greatest within downtown. To help facilitate discussion, the priority recommendations for the commercial resources located within these areas of potential expansion are included in the attached Table 6.

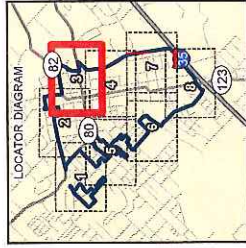
During discussions on the item at the January 2 regular meeting, Commissioner Holder requested a map showing the Main Street boundary, the boundary of the local Downtown Historic District, and the boundaries of the recommended expansion of the Downtown Historic District from *My Historic SMTX*. The map has been attached.

At previous meetings, Commissioner Holder has also suggested expanding the Downtown Historic District to include the 100 and 200 blocks of West San Antonio Street in order to incorporate 215 West San Antonio Street (historically known as the Feltner Bottling Company building). Along this block, the Feltner Bottling Company building is the only property that was evaluated with a high preservation priority in *My Historic SMTX*. Generally speaking, a potential historic district boundary is indicated when there is a concentration of properties with high and medium preservation priorities. While there is not a concentration along this section of West San Antonio Street, staff could explore expanding the Downtown District along these blocks with the Historic Resources

Coordinator at the Texas Historical Commission to see if this area merits inclusion with the Downtown Historic District. It should be noted that the property owner of 215 West San Antonio Street was sent a local landmark initiative letter of interest in November 2019; staff has not received a response to this letter as of this report date.

Figure 4-3

**Phase 1
Survey Area Preservation
Priority Recommendations**
City of San Marcos
Historic Resources Survey



Key to Features

- Phase 1 Boundary
- Local Historic District
- NRHP Historic District
- Potential Historic District
- High Preservation Priority
- Medium Preservation Priority
- Priority
- Low Preservation Priority
- Non Historic Age Properties
- Vacant Parcels
- Parcel Boundaries
- Historic Age Bridge (Medium Preservation Priority)
- NRHP listed
- NRHP listed/RTHL/OTHM
- NRHP listed/OTHM
- RTHL/OTHM
- OTHM
- Neighborhood Survey



0 100 200
Feet
1 inch = 200 feet

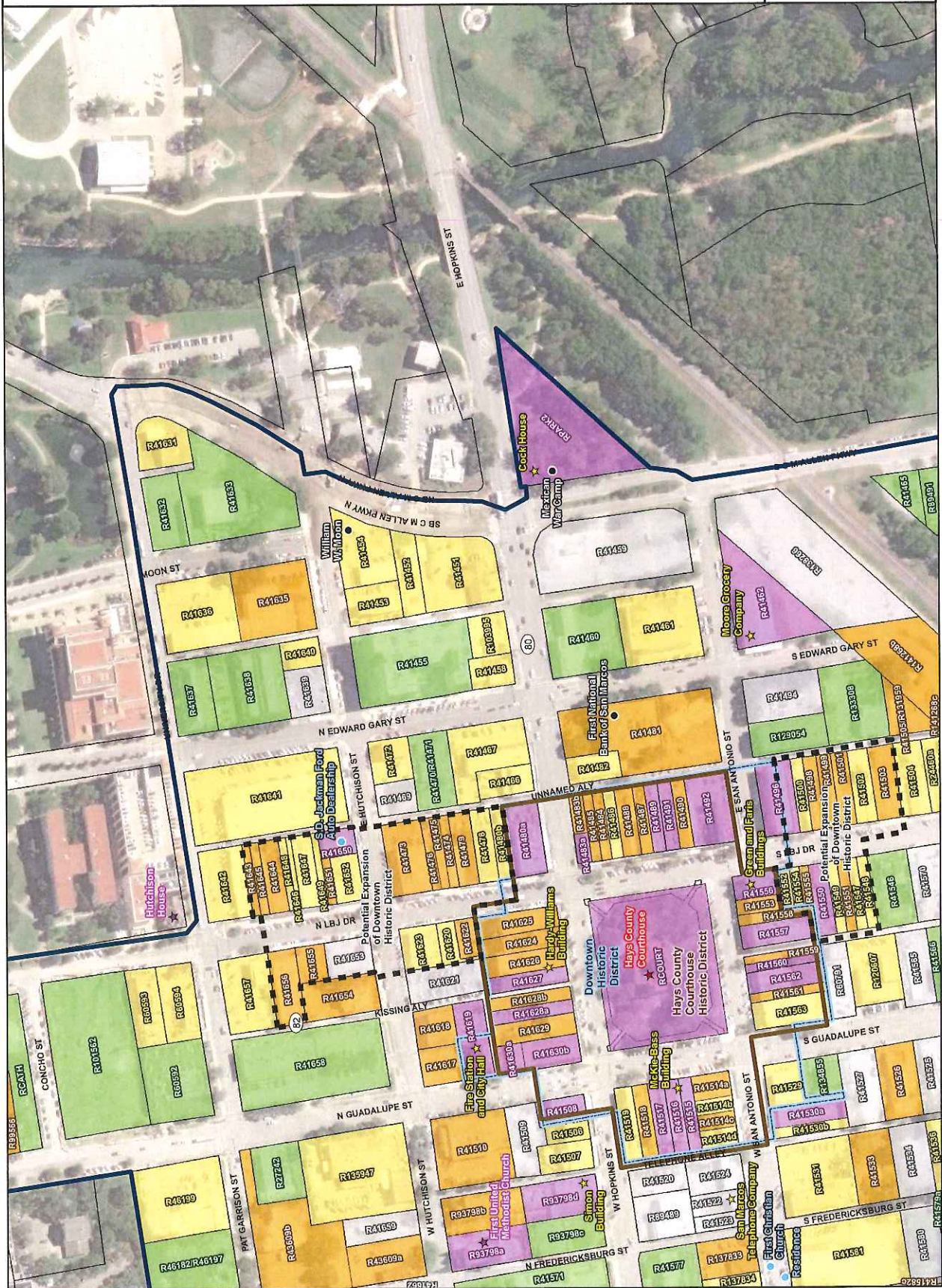


Table 6. Potential Expansion of Local Downtown Historic District

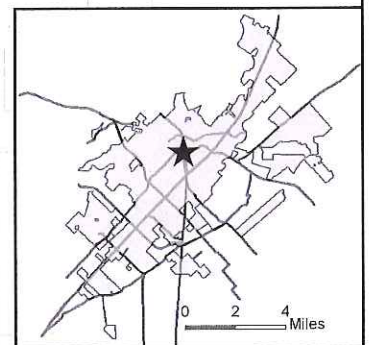
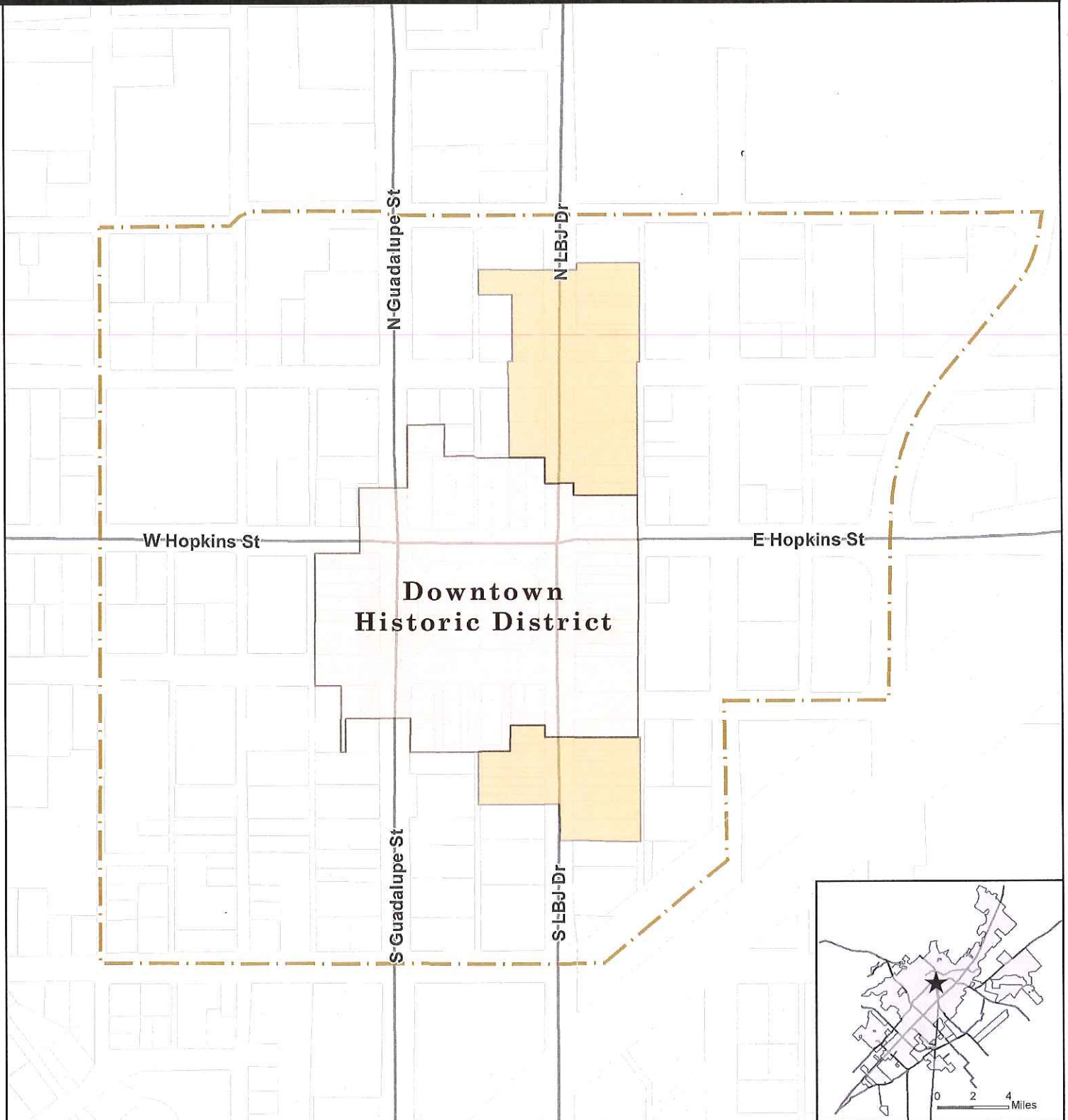
Address	Year Built	Resource Type/Style	Local ID (CAD Property ID)	Preservation Priority Recommendation
114 E. Hutchison Street	1967	Mid-century fire station	R41618	Medium
119 E. Hutchison Street	ca. 1935	Former gas station	R41654	Medium
211–215 E. Hutchison Street	1920	Two-part commercial block	R41650	High
208–212 N. LBJ Drive	ca. 1940	One-part commercial block (on same parcel as 202 N. LBJ Drive)	R41480b	Low
214 N. LBJ Drive	ca. 1940	One-part commercial block	R41478	Low
218–220 N. LBJ Drive	ca. 1940	One-part commercial block	R41479 (R41477)	Medium
225 N. LBJ Drive	ca. 1955	One-part commercial block; mid-century modern	R41622	Medium
226 N. LBJ Drive	ca. 1940	One-part commercial block; Moderne-style	R41474	Medium
230 N. LBJ Drive	ca. 1925	Two-part commercial block	R41475	Medium
232 N. LBJ Drive	ca. 1925/ ca. 1950	Two-part commercial block (originally one-part block with ca. 1950 addition)	R41476	Medium
235A-B N. LBJ Drive	ca. 1950	One-part commercial block, significant façade alterations	R41620	Low
237–245 N. LBJ Drive	ca. 1975	One-part commercial block; Brutalist influences	R41623	Low
242 N. LBJ Drive	ca. 1920	One-part commercial block	R41473	Medium
300 N. LBJ Drive	ca. 1975	One-part commercial block	R41652	Low
301 N. LBJ Drive	n/a	Vacant parcel	R41653	Low (vacant parcel)
308 (306) N. LBJ Drive	ca. 1925	Two-part commercial block	R41651	Medium
312 N. LBJ Drive	ca. 1935	Two-part commercial block	R41649	Low*
313–317 N. LBJ Drive	ca. 1965	Two-part commercial block; Tudor Revival influences	R41655	Medium
314–316 N. LBJ Drive	ca. 1935	One-part commercial block	R41647	Low*
318 N. LBJ Drive	ca. 1935	Two-part commercial block (part of same building as 320 N. LBJ Dr.)	R41646	Low

Table 6. Potential Expansion of Local Downtown Historic District

Address	Year Built	Resource Type/Style	Local ID (CAD Property ID)	Preservation Priority Recommendation
320 N. LBJ Drive	ca. 1935	Two-part commercial block (part of same building as 318 N. LBJ Dr.)	R41648	Low
321–323 N. LBJ Drive	ca. 1955	One-part commercial block; movie theater	R41656	Medium
326 N. LBJ Drive	ca. 1925	One-part commercial block	R41644	Medium
328 N. LBJ Drive	ca. 1925	One-part commercial block	R41645	Medium
330 N. LBJ Drive	ca. 1925	One-part commercial block	R41643	Medium
116 S. LBJ Drive	ca. 1925	One-part commercial block	R41552	Low
118 S. LBJ Drive	ca. 1925	One-part commercial block	R41554	Low
120 S. LBJ Drive	ca. 1925	One-part commercial block	R41555	Medium
123 S. LBJ Drive	ca. 1920	One-part commercial block	R41450	Low
125 S. LBJ Drive	ca. 1925	One-part commercial block	R41498	Medium
126 S. LBJ Drive	ca. 1925	One-part commercial block	R41550	High
130 S. LBJ Drive	ca. 1950	One-part commercial block	R41549	Low
133 S. LBJ Drive	ca. 1925	One-part commercial block	R41499	Medium
136 S. LBJ Drive	ca. 1950	One-part commercial block	R41551	Medium
138 S. LBJ Drive	ca. 1950	One-part commercial block	R41547	Low
135–139 S. LBJ Drive	ca. 1920	One-part commercial block	R41501	Medium
142 S. LBJ Drive	ca. 1950	One-part commercial block	R41548	Low
143 S. LBJ Drive	ca. 1930	One-part commercial block	R41502	Low
145 S. LBJ Drive	ca. 1950	One-part commercial block	R41503	Medium

**Recommended low preservation priority due to non-historic cladding of upper-level façades; original material may remain in place below the non-historic cladding, and preservation priority should be reevaluated if cladding is removed at a future date*

Recommended Expansion of Downtown Historic District



★ Site Location

My Historic SMTX Recommended Expansion

Main Street District

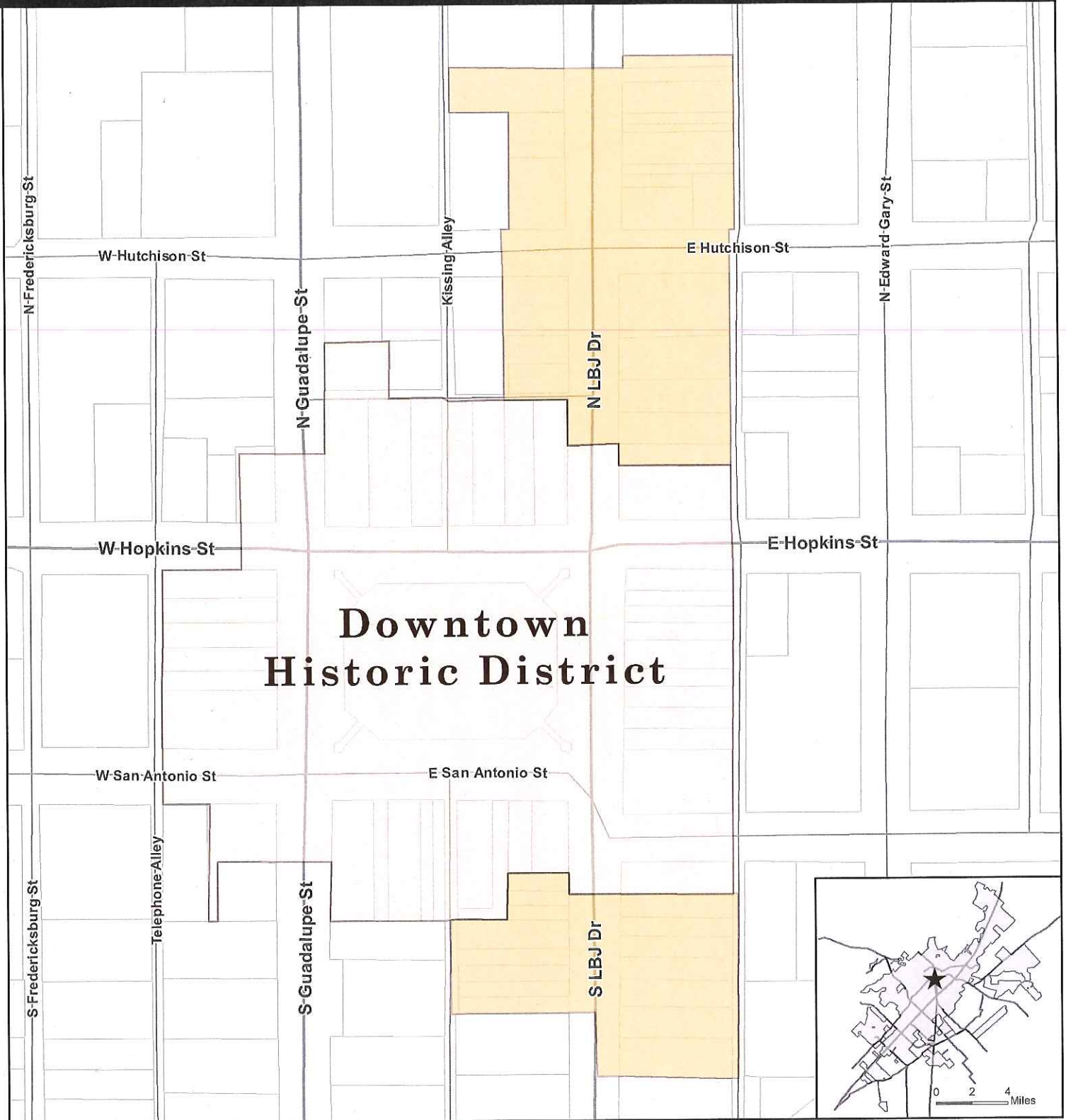


0 175 350 700 Feet

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Map Date: 1/14/2020

Recommended Expansion of Downtown Historic District



Site Location



My Historic SMTX Recommended Expansion



0 100 200 400 Feet

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Map Date: 1/14/2020



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: January 15, 2020
RE: **AGENDA ITEM 5: 400 FOOT NOTIFICATION AREA FOR PERSONAL NOTICES**

At the January 2 regular meeting, Commissioner Dake requested that an item be placed on the agenda to discuss the requirement under the San Marcos Development Code to provide personal notice of a certificate of appropriateness to property owners within 400 feet of the property and the implications of the requirement for the Commission.

Section 2.3.2.1(D) states that whenever personal notice is required by the development code, notice shall be sent to each owner of real property within 400 feet of the exterior boundary of the property in question and any other persons deemed by the responsible official or decision-maker to be affected by the application. Prior to the amendment of the development code, a 200 foot notification buffer was required. The change was directed by City Council during the amendment process.

Under the previous code, the Legal Department advised that a member of a board or commission should file a conflict of interest affidavit and abstain from further participation in a matter before the board or commission if the member owned property within the 200 foot notification area and received personal notice of a matter to be considered by the board or commission. This policy was carried over under the new development code.

With the expanded notification area there is a greater chance that members of the Commission may fall within this area for a certificate of appropriateness request and will be required to abstain from participating in consideration of the request. As a result, the Commission is potentially at an increased risk of being unable to garner a quorum for matters before it versus other City boards and commissions.



PLANNING AND DEVELOPMENT SERVICES

TO: Historic Preservation Commission
FROM: Alison Brake, CNU-A, Historic Preservation Officer and Planner
DATE: January 13, 2020
RE: **AGENDA ITEM 6: LOCAL LANDMARK INITIATIVE UPDATE**

At the November 2019 regular meeting, the Commission approved a letter of interest as part of the local landmark initiative. 18 letters were mailed on November 25, 2019. The letter asks for voluntary cooperation from property owners for designation and states that no further action will take place if the property owner is not interested in designation at this time. For commercial properties, a fact sheet from the Texas Historical Commission (THC) on the Federal and State preservation tax incentives was included with the letter as the properties identified may be able to take advantage of them.

Staff has not received any responses from the letters that were mailed in November. However, staff has been in contact via email with Dr. Ricardo Espinoza, Executive Director, Centro Cultural Hispano de San Marcos, regarding the potential designation of the El Centro building, located at 211 Lee Street. Dr. Espinoza stated that there is interest from El Centro's personnel to designate the property and he requested information on the designation process. The property is owned by the San Marcos Consolidated Independent School District and the Board of Directors will need to receive direction from SMCISD before submitting the required paperwork. Staff and Josie Falletta, Downtown Coordinator with the City's Main Street program, also have been in contact via email with Keith Ubben, the owner of the building located at 211-215 East Hutchison Street (historically known as the S.D. Jackman Ford building). He stated that he has not considered designating the property and would like to better understand the tax credit programs. Staff sent Mr. Ubben contact information for the Tax Credit Program Specialist with the THC and Ms. Falletta supplied him with information on a consultant who has worked on several tax credit projects.